

PLAN OF SERVICES FOR PROPERTY NORTH OF THE SOUTHWEST LOOP



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
September 6, 2006

INTRODUCTION

This package consists of two parts: A Plan of Services and an annexation feasibility study with appendices. The Plan of Services is found at pages four through seven and is required by state statute. The feasibility study and appendices are not a part of the Plan of Services. The feasibility study and appendixes are prepared for the information of the public, the Planning Commission, and the City Council as they consider the proposed annexation and the proposed Plan of Service.

The Plan of Services is consistent with the goals of the comprehensive growth plan law. The Plan of Services establishes an acceptable and consistent level of public services and community facilities and ensures timely provisions of those services and facilities.

The study area is contiguous with the existing Murfreesboro City limits. All parcels being studied are within Murfreesboro's Urban Growth Boundary. The surrounding area, based on economic trends and population growth patterns, is experiencing medium to high density residential growth and commercial growth. The inclusion of this study area into municipal boundaries forms an integral part of a plan for the coordinated, efficient and orderly development of the local community. The study area is in both the *Salem Pike Study Area Land Use Plan* and the *General Development Plan for the Blackman Community*; which are two professional planning studies which project residential and commercial growth in the study area.

POLICE PROTECTION

The Murfreesboro Police Department will begin providing services to the study area immediately upon the effective date of annexation.

FIRE PROTECTION AND EMERGENCY SERVICE

The Murfreesboro Fire Department will begin providing fire protection by a full-time, professional fire department with more personnel, higher quality equipment, and a quicker response time than what the study area currently receives immediately upon annexation becoming effective. Also available immediately upon the effective date of annexation will be a medical first responder service. The study area is currently receiving fire protection and ambulance service from a network of volunteer fire departments. Because installation of approximately 100 fire hydrants throughout the study area will require the cooperation of CUD, and may require the acquisition of property interests, it is not possible for the city to state with certainty the date such process can be completed. The plan is to provide fire hydrants within 24 months; it is hoped that this can be accomplished within 8 to 12 months.

ELECTRIC SERVICE

The property is within Murfreesboro Electric Department's (MED) Service Boundary Agreement with Middle Tennessee Electric Membership Cooperation (MTEMC). MED will start planning to serve the entire area immediately upon annexation becoming effective. It will take approximately one to two years to integrate MED's service into the area.

STREET LIGHTING

According to MED, street lighting will be extended into the study area. The plan is to provide street lighting to developed areas within the study area within 24 months; it is hoped that this can be accomplished within 12 months. The undeveloped areas will receive street lights as development occurs.

SOLID WASTE COLLECTION

Solid waste collection will commence after the carts have been received and distributed throughout the study area. The plan is therefore to provide solid waste collection service within 16 weeks and to provide brush and debris removal immediately.

SANITARY SEWER SERVICE

Sanitary sewer service is paid for by ratepayers of the Murfreesboro Water and Sewer Department and is not paid for with taxes. Therefore, those who desire sanitary sewer service are generally expected to pay for it. The interceptor or trunk line to service the area, the Overall Creek interceptor, is in place as is the Overall Creek Sanitary Sewer Assessment District and fee. Undeveloped properties in the area will be required to connect to this sewer through lateral and house service sanitary servers which will be the financial responsibility of the developer. Developed properties in the area will not be required to connect to the sewer but may continue to use existing septic systems to handle sewage. Within two years, the City will have further developed its Wastewater Plan to identify possible lateral routes for servicing the area. Owner of developed properties will have the right to petition the City Council for an extension of a lateral sewer line upon prepayment of the house service charge. The City Council has discretion under existing City ordinances as to the granting, timing and funding of any such petitions. Should the failure of existing septic systems pose a potential health threat, the City may initiate the extension of sewer.

WATER SERVICE

There is a 16-inch Consolidated Utility District (CUD) water line along Rucker Lane that can serve the requested parcel's planned development, and will be the responsibility of the developer to extend.

The additional study area is mostly developed and already receives water service from CUD. Because this area is in CUD's water jurisdiction, CUD will have the responsibility to upgrade water lines that have marginal fire flows.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through 6th and is offered to students who are within the jurisdiction of the City of Murfreesboro. The subject area will be within the Scales Elementary school zone.

RECREATION

The study area will have immediate availability to Murfreesboro's Parks and Recreation facilities. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro and attend Murfreesboro Elementary Schools and receive free or reduced lunches also receive free or reduced recreational fees.

PLANNING, ENGINEERING AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering immediately upon the effective date of annexation.

Upon the effective date of the annexation ordinance the City will move to secure a contract for professional services with an engineering firm to study the existing drainage conditions and numerous drainage system deficiencies that exist within the area that were reported by citizens during the public hearings and neighborhood meetings. The purpose of the study will be to identify deficiencies in the drainage systems, to identify improvements that can be made to remedy these identified deficiencies and to prioritize construction efforts that can be done to improve drainage conditions. Priority will be given to conditions where public safety and existing homes, businesses, and other improvements on the land are at risk to flooding conditions and water damage. The cost of the study is not yet known.

BUILDING AND CODES

The property will come within the city's jurisdiction for code enforcement immediately upon the effective date of annexation.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the city's Geographic Information Systems (G.I.S.) program.

ANNEXATION FOLLOW-UP

The Murfreesboro City Council will also be responsible for ensuring that this property will receive city services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing city services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.

STREETS AND ACCESS

The requested parcel has access to Rucker Lane, a community collector, Faithway Drive and Oak Drive, both county subdivision streets. Any new streets associated with development of the property must adhere to the city's Standard Street Specifications.

The additional study area includes the following county roads: Aaron Court, Aire Court, Angelyn Drive, Armstrong Valley Road, Ashland Court, Autumn Court, Birchwood Circle, Braxton Bragg Drive, Buck Lane, Camden Court, Campfire Drive, Castlewood Court, Cavalry Court, Clairmont Drive, Confederate Road, Conhocken Court, Cottonwood Drive, Country Park Lane, Deerfield Drive, Doe Drive, Faithway Drive, Foxfire Court, Franklin Heights Drive, Gary Court, Greenfield Court, Gresham Lane, Haverford Court, Higdon Drive, High Meadow Drive, Joshua Court, Lehigh Drive, Meadowwood Drive, Miranda Drive, North Farm Court, New Salem Highway, North Fawn Court, Oak Drive, Old Salem Road, Old South Road, Paschal Drive, Pennsauken Court, Plantation Drive, Quaker Court, Rack Court, Rampart Lane, Roslyn Court, Rucker Lane, South Fawn Court, Saber Court, Sharondale Drive, South Farm Court, Spike Trail, Springhouse Drive, Swarthmore Court, Tara Court, Tara Trace, Tiffin Court, Vassar Court, Villanova Place, and Wickham Court.

An inspection by the city's Street Department has indicated that all the subdivision roads within the study area are currently in good condition. They may need to be repaved

three to six years from now. These roads all have ditches which are in good condition. Gresham Lane will need to be paved in the near future with an estimated cost of approximately \$30,000.

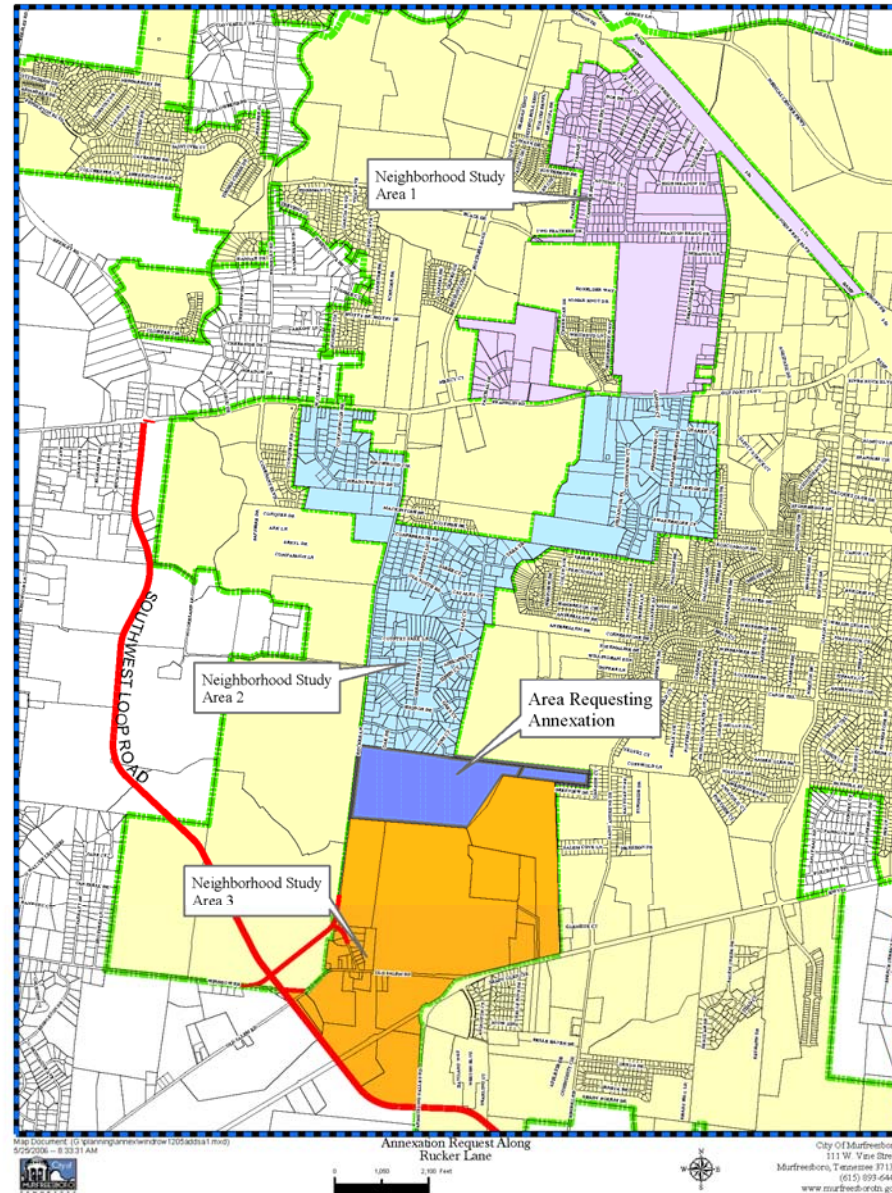
The additional study area also includes portions of the proposed Southwest Loop, State Highway 96, and State Highway 99. They are all on the 2025 Major Thoroughfare plan. A project schedule has been established for the improvements of Rucker Lane. The project is currently under design and construction should be completed by December 2008. The southwest loop is currently under design. The section that connects Barfield to Highway 99 is expected to be completed in two an a half to three years. The section of the southwest loop that will connect Highway 99 to State Route 840 is expected to be completed in seven years. The Tennessee Department of Transportation (TDOT) is expected to begin improving Highway 99 in two years. TDOT is currently constructing the interchange at Highway 99 and Interstate 24. It is the city's expectation that, when a property is developed, the owner or developer dedicate right-of-way and construct improvements or escrow funds as to be determined by the City Engineer that would provide for the improvements for any development adjacent to these roads. Gresham Lane, Old Salem Road, and Windrow Road, all of which are existing county roads, are substandard and should be improved by the developer or escrow and right-of-way dedication should be required prior to development of any of the large tracts in this area.

ANNEXATION FEASIBILITY STUDY FOR PROPERTY NORTH OF THE SOUTHWEST LOOP

INTRODUCTION

The area of interest in this feasibility study is colored in purple, blue, dark purple, and orange as indicated on this map. Current city limits are colored yellow. The total study area is approximately 1,970.83 acres and includes 122.76 acres of requested study area and 1,848.07 acres of additional study area. Also included in the study are 7,693.29 linear feet (or 60.12 acres) of Interstate 24 right-of-way.

The applicant, Rowland & Rowland, has also requested a zoning classification of PRD (Planned Residential Development) for their property located along Rucker Lane simultaneous with its annexation. The property is within the City of Murfreesboro's Urban Growth Boundary.

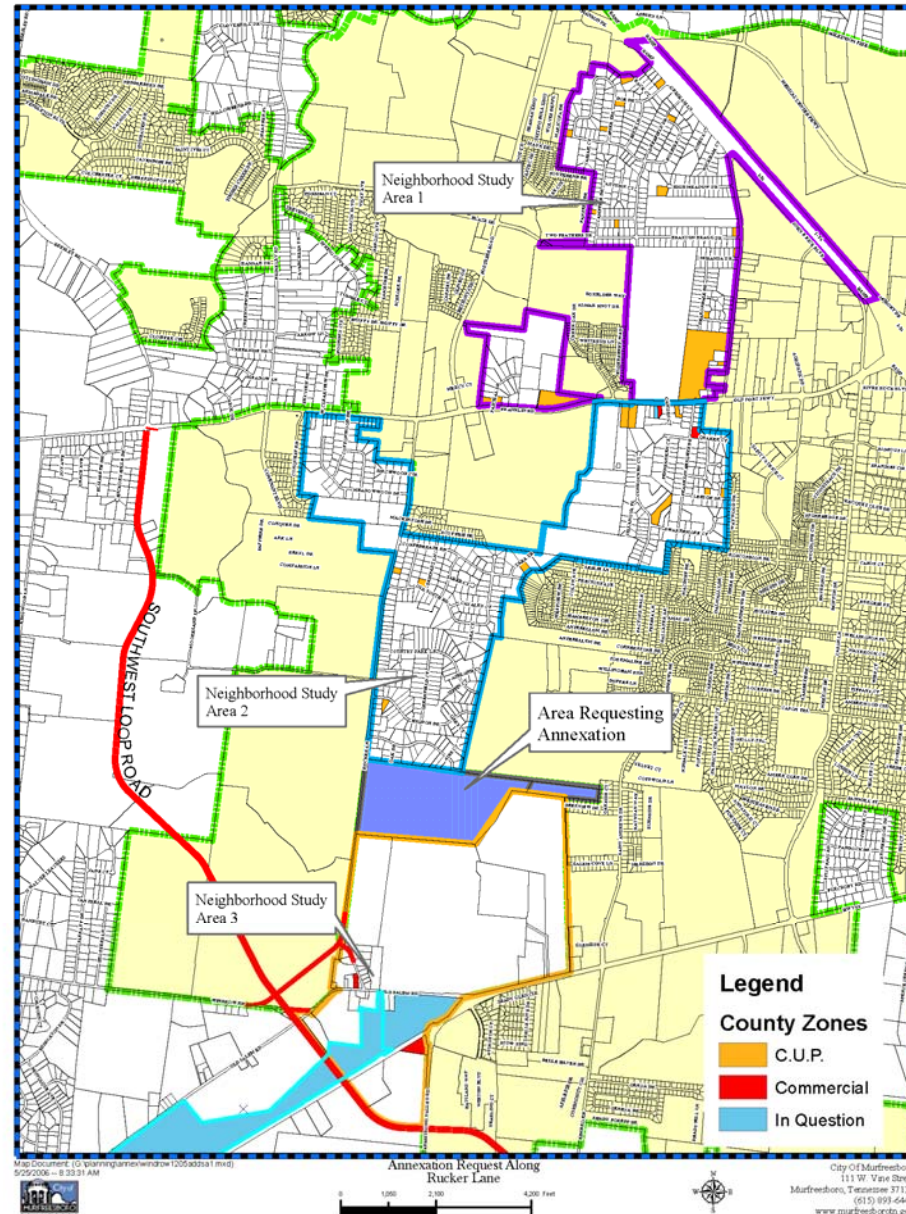


ZONING

The property requesting annexation is presently zoned R-15 for residential purposes under the county zoning regulations. Rowland & Rowland have requested PRD (Planned Residential Development) zoning for their property along Rucker Lane simultaneous with annexation. This PRD will be a new development called Muirwood at Salem and is proposed to consist of approximately 324 single-family, detached houses on 113.5 acres.

Four of the parcels in the additional study area are currently zoned commercially. They are identified by the red color on the map. The zoning of two parcels is currently in question because they are awaiting approval from Rutherford County Planning Commission. Section 17 of Murfreesboro's Zoning Ordinance states, "All land annexed to the City shall for an interim period, between the time it is annexed until it proceeds through the zoning process and is otherwise zoned, be zoned in the following manner:

- (1) areas zoned agricultural or residential shall be zoned RS-15
- (2) areas zoned commercial shall be zoned C-L; and,
- (3) areas zoned industrial or manufacturing shall be zoned L-I."



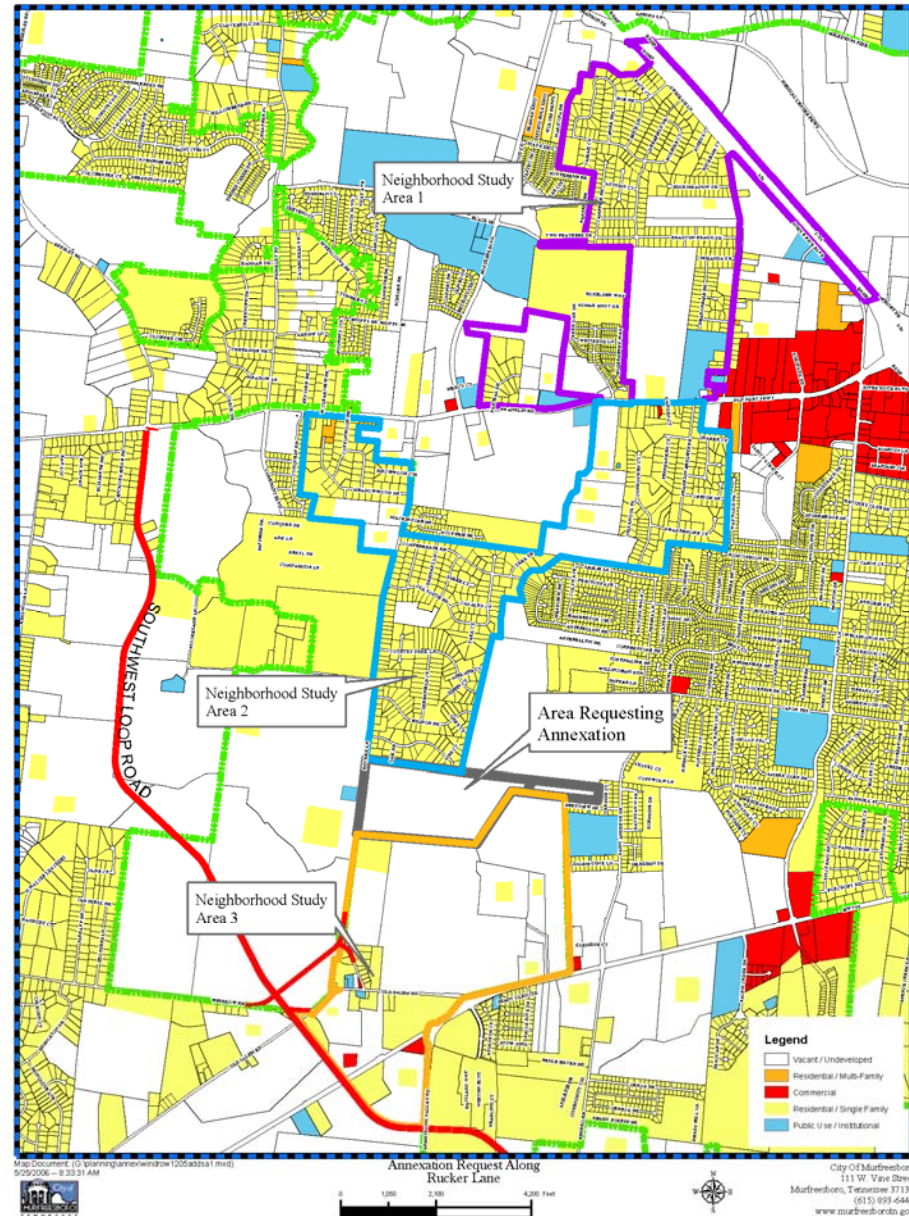
The orange parcels on the map have either a conditional use permit or variance granted by the Rutherford County Board of Zoning Appeals. The following table provides a brief description of each property while Appendix C has more details.

<u>Tax Map ID</u>	<u>Property Address</u>	<u>Zoning</u>	<u>CUP or Variance</u>	<u>File Number</u>
079 09700	Gresham Lane		Weddings & Receptions	A-547
092 04700	Franklin Road 3124-3148	R15	Church	1987-036
092 05600	Gresham Lane 194	R15	Variance	1980-003
092 11700	Franklin Road 3371	R15	Variance	1992-032
092 11702	Franklin Road 3389	R15	Dog Grooming Business	2005-004
092B A 02300	Foxfire Ct 660	R15	Variance	1983-012
100E B 00300	Rucker Lane 661	R15	Variance	1984-001
100E B 02600	Old South Road 4032	R15	Variance	1983-002
092B D 02400	Doe Drive 620	R15	Beauty Shop	1996-026
092B D 03500	Spike TR 846	R15	Photography Studio	A-638
092B D 05200	Doe Drive 689	R15	Consignment sales	1997-008
092B F 02600	Spike TR 846	R15	Day Care	1994-029
100L C 01200	Higdon Dr 4249	R15	Accessory Apartment	1997-024
092G A 00100	Braxton Bragg Dr 2278	R15	Day Care	1995-020
101B B 00900	Lehigh Dr 3542	R15	Home Occupation	1995-058
101B B 01500	Roslyn Ct 102	R15	Variance	1997-014
092G B 02800	Angelyn Dr 2539	R15	Meat Packing Parts Distributorship	1999-041
092G B 04200	Campfire Dr 441	R15	Day Care	1990-025
101B B 04100	Swarthmore Ct 3570	R15	Variance	1996-042
092G D 01400	High Meadow Dr 2271	R15	Variance	1999-053
092J A 00100	Miranda Dr 2302	R15	Variance	1988-027
092J A 02600	Sharondale Dr 462	R15	Variance	1995-065
092J A 02600	Franklin Heights Dr 125	C-2	Commercial	A-159
092O A 00600	Franklin Rd 3185	R15	Family Day Care	1998-029
092O A 01600	Franklin Hwy 3245	F.I.R.E.	Insurance Office & Variance	A-583; 2002-087
092O A 01900	Franklin Rd 3261	In Question	Rezoning to Services DENIED	A-713
092O A 02000	Tara Trace 541	R15	Variance	1997-052
101H C 01800	Franklin Rd 3890	R15	Variance	1992-015
092P A 00200	Paschal Dr 105	R15	Antique & Craft Shop	A-420
100 00900	Rucker Lane 600	R15	Accessory apartment	1992-002
115 01400	Old Salem Rd 4038	S	Photography Studio	A-635
115 02000	Old Salem Rd 3067	R15	Temporary off premise sign	2004-060
115 02001	Hwy 99 2911	T	Retail & wholesale Trade	A-265; 2000-066
123 01200	Salem Hwy	In Question	Requesting resource extraction (deferred)	2006-017

PRESENT AND SURROUNDING LAND USE

There are 1013 parcels in the total study area. The entire area has 967 single-family houses, 9 duplexes, the Salem Methodist Church, the Franklin Road Baptist Church, the Franklin Road Christian School, the Franklin Church of Christ, a CUD utility area, two commercial sites, and 28 unimproved parcels. The requested parcels are both unimproved. A cemetery is located in the additional study area south of Franklin Road. A Phillips 66 gas station is on Salem Pike. A portion of Interstate 24 is also included in the additional study area.

The city, single-family subdivisions which surround the study area are The Villas and the Preserve at Indian Creek, Blackman Farm, Victory Pointe, Scottish Glen, Cason Crossing, Westview, Evergreen Farms, Salem Cove, Weston Park, and Belle Rive. The county subdivisions included in the study are Southern Aire, Parkway Estates, Country Park, Old South Estates and Old South Annex, Plantation South, Brownview Acres, Green Meadows, Paschal Estates, Franklin Heights, Haverford, Glennedale, Manson Manor, Deerfield & Deerfield Stables, High Meadow, Wickham Place, and Colindale.



FUTURE LAND USE MAP

The parcels which have requested annexation are within the *Salem Pike Study Area* and the area is recommended to develop into a medium density residential area with a greenway to the east of the property along Puckett Creek. The additional study area is in both the *Salem Pike Study Area Land Use Plan* and the *General Development Plan for the Blackman Community*. Both studies contemplated the eventual annexation of the entire study area.

ANALYSIS OF CITY SERVICES

POLICE PROTECTION

The Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject area immediately upon the effective date of annexation. The Police Department feels that, in order to continue the current level of service, 6 additional officers will be needed, which will cost the department approximately \$306,182. No cruisers are needed. Memos from the Police Department can be found in Appendix B.

POPULATION

Nine hundred and sixty seven single-family homes and 9 duplexes currently exist in the study area with an estimated population of 2,384. The proposed development on Rucker Lane will result in approximately 324 single-family homes with a projected population, at full build-out, of approximately 785 persons.

GEOGRAPHIC INFORMATION SYSTEMS

The study area is within the area photographed and digitized as part of the city's Geographic Information Systems (G.I.S.) program.

PLANNING AND ENGINEERING SERVICE

The property will come within the city's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all preliminary and final plats for compliance with the city's development regulations. Among other duties, the Planning and Engineering Department will inspect and monitor new construction of streets and drainage structures for compliance with the city's development regulations and public works in existing subdivisions.

ELECTRIC SERVICE

Murfreesboro Electric Department (MED) will provide service to this area (please see memo in Appendix B). It will take approximately one to two years to integrate MED's system into the area. MED prefers the entire area be annexed because it will enable MED to avoid duplication of services. MED will pay MTEMC approximately \$1,000,000 for existing facilities and approximately \$2,000,000 over a 10 year period for customer lost revenue under their territorial agreement. The MED customers will not be required to pay a deposit to MED and will receive their MTEMC deposit back. MED's rates are lower than MTEMC on the average residential bill.

STREET LIGHTING

According to MED, street lighting will be extended throughout the entire study area. The plan is to provide street lighting to developed areas within the study area within 24 months; it is hoped that this can be accomplished within 12 months (see memo in Appendix B). The parcel wishing to develop will have streetlights extended as development occurs.

SOLID WASTE COLLECTION

According to the Solid Waste Department (SWD), weekly curbside solid waste collection for the area will be available soon after the effective date of annexation, as well as brush/debris removal every two to three weeks (see memo in Appendix B). It will take at least six to eight weeks for the SWD to receive the carts that will need to be distributed to the existing homes. The study area will be served on Thursdays, which will result in shifting the day of service of other areas in the city. The cost of the carts that will serve the 324 proposed homes, the existing homes, churches, and commercial sites is \$86,905 (\$65 per cart multiplied by 1,337 carts). The SWD will need an additional automotive side loader at a current cost of \$240,000. Initially, they will need 1 employee, at a yearly cost of \$26,070. The total cost to serve the entire area is \$352,975. The department will use a spare truck to serve the area until the new truck arrives. Solid waste is funded through the city's general fund and is in part funded with property tax revenues. There is no prescription fee associated with this service.

CITY SCHOOLS

The Murfreesboro City School (MCS) system serves grades kindergarten through 6th and is offered to students who are within the jurisdiction of the City of Murfreesboro. MCS has indicated that the subject property will be located within the Scales Elementary school zone (please see memo in Appendix B). As of this date, there are 493 school age children in the study area. 203 of those children are in grades K-6. The proposed development could add an additional 70 to 80 children. Scales Elementary currently has room for about 200 new children. Additionally, southwest Murfreesboro has several approved developments that are also zoned for Scales Elementary. MCS is currently looking for another school site to accommodate anticipated growth.

RECREATION

The study area will have immediate availability to Murfreesboro's Parks and Recreation facilities. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro and attend Murfreesboro Elementary Schools and receive free or reduced lunches also receive free or reduced recreational fees.

BUILDING AND CODES

The properties will come within the city's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected. A preliminary inspection by the Building and Codes Department indicated there were numerous code violations in the additional study area. They include inoperable vehicles, substandard fences, substandard housing, substandard accessory buildings, open storage, and tall grass. Upon annexation the property owners will be notified of the corrective action that is needed and will be given time, based on the violation, to comply.

STREETS AND ACCESS

The additional study area includes the following county roads: Aaron Court, Aire Court, Angelyn Drive, Armstrong Valley Road, Ashland Court, Autumn Court, Birchwood Circle, Braxton Bragg Drive, Buck Lane, Camden Court, Campfire Drive, Castlewood Court, Cavalry Court, Clairmont Drive, Confederate Road, Conhocken Court, Cottonwood Drive, Country Park Lane, Deerfield Drive, Doe Drive, Faithway Drive, Foxfire Court, Franklin Heights Drive, Gary Court, Greenfield Court, Gresham Lane, Haverford Court, Higdon Drive, High Meadow Drive, Joshua Court, Lehigh Drive, Meadowwood Drive, Miranda Drive, North Farm Court, New Salem Highway, North Fawn Court, Oak Drive, Old Salem Road, Old South Road, Paschal Drive, Pennsauken Court, Plantation Drive, Quaker Court, Rack Court, Rampart Lane, Roslyn Court, Rucker Lane, South Fawn Court, Saber Court, Sharondale Drive, South Farm Court, Spike Trail, Springhouse Drive, Swarthmore Court, Tara Court, Tara Trace, Tiffin Court, Vassar Court, Villanova Place, and Wickham Court. The area also includes portions of the proposed Southwest Loop, State Highway 96, and State Highway 99. The table on the next page gives the length in linear feet of these streets.

An inspection by the city's Street Department has indicated that all the subdivision roads within the study area are currently in good condition. They may need to be paved three to 6 years from now. These roads all have ditches which are in good condition. Gresham Lane needs to be paved with an estimated cost of approximately \$30,000.

Rucker Lane, the Southwest Loop, and Highway 99 are all on the 2025 Major Thoroughfare plan. A project schedule has been established for the improvements of Rucker Lane (as can be found in Appendix B). The project is currently under design and construction should be completed by December 2008. It is the city's expectation that, when a property is developed, the owner or developer dedicate right-of-way and construct improvements or escrow funds as to be determined by the City Engineer that would provide for the improvements for any development adjacent to these roads. Gresham Lane, Old Salem Road and Windrow Road, all of which are existing county roads, are substandard and should be improved by the developer or escrow and right-of-way dedication should be required prior to development of any of the large tracts in this area.

Interstate 24 will be maintained by the Tennessee Department of Transportation. The state will reimburse the City of Murfreesboro at a rate of \$0.14 per square yard of state highway maintained on Highway 99 and Highway 96.

The requested parcel has access to Rucker Lane, a community collector, Faithway Drive and Oak Drive, both county subdivision roads. Access points and on-site circulation for future development will be reviewed during the subdivision review process, as new streets are platted. Any new roads associated with development of the property must adhere to the city's Standard Street Specifications.

<u>Street Name</u>	<u>Length in Feet</u>	<u>Street Name</u>	<u>Length in Feet</u>	<u>Street Name</u>	<u>Length in Feet</u>
Aaron Court	244	Foxfire Court	3172	Plantation Drive	941
Aire Court	448	Franklin Heights Drive	2781	Quaker Court	1708
Angelyn Drive	1056	Franklin Road	1705	Rack Court	528
Armstrong Valley RD	21648	Gary Court	300	Rampart Lane	1056
Ashland Court	350	Greenfield Court	1205	Roslyn Court	351
Autumn Court	528	Gresham Lane	2640	Rucker Lane	12144
Birchwood Circle	528	Haverford Court	265	South Fawn Court	450
Braxton Bragg Drive	3168	Higdon Drive	2571	Saber Court	515
Buck Lane	1056	High Meadow Drive	1404	Sharondale Drive	1566
Camden Court	396	Highway 99	2109	S Farm Court	236
Campfire Drive	2112	Joshua Court	495	Spike Trail	3343
Castlewood Court	1555	Lehigh Drive	2871	Springhouse Drive	550
Cavalry Court	898	Meadowwood Drive	2131	Swarthmore Court	1492
Clairmont Drive	610	Miranda Drive	905	Tara court	341
Confederate Road	3717	N Farm Court	353	Tara Trace	723
Conhocken Court	2804	N Fawn Court	437	Tiffin Court	156
Cottonwood Drive	1357	Oak Drive	408	Vassar Court	635
Country Park Lane	2320	Old Salem Road	2814	Villanova Place	688
Deerfield Drive	3799	Old South Road	4123	Wickham Court	685
Doe Drive	1556	Paschal Drive	1056		
Faithway Drive	2143	Pennsauken Court	841		

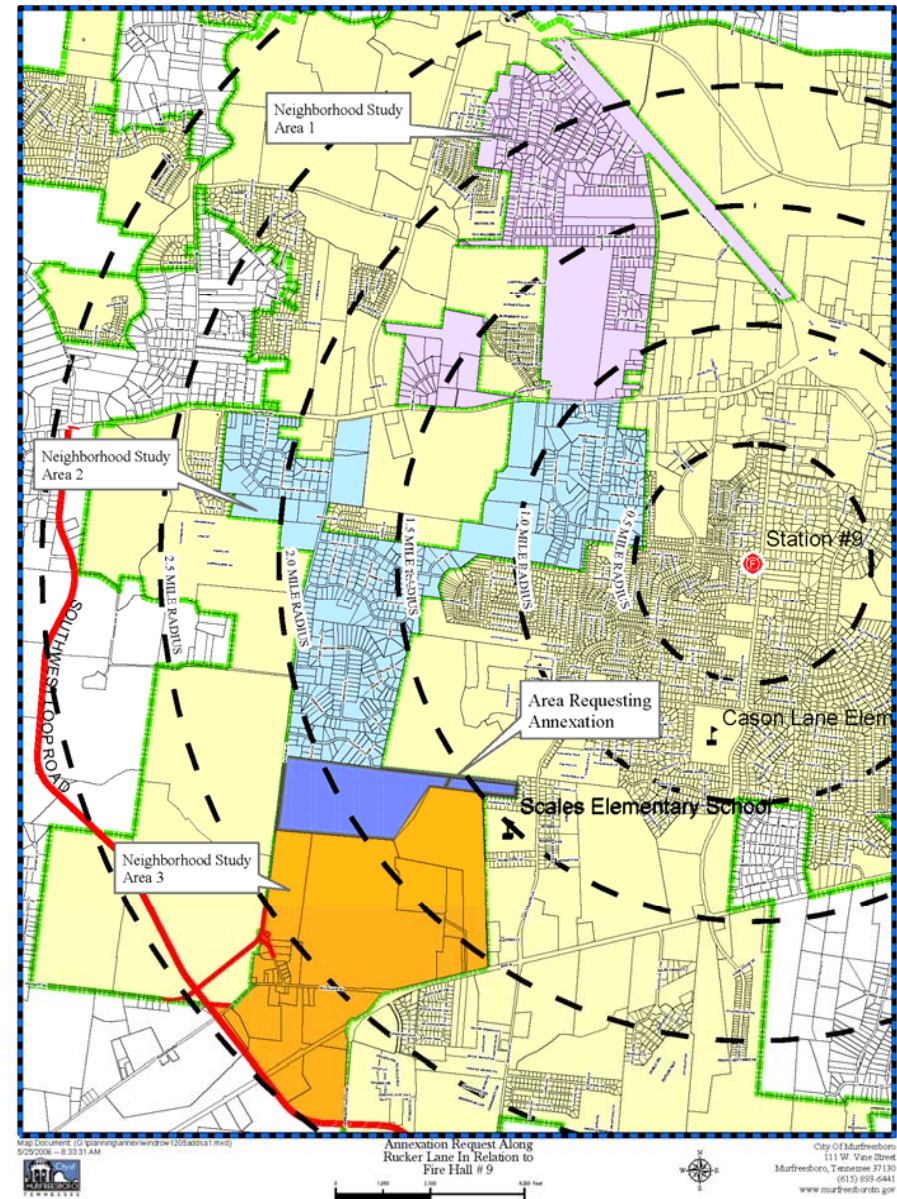
FIRE PROTECTION

The MFD will provide fire protection with a full-time, professional staff as well as medical first responder service. Most all of the existing CUD water lines in the study area are able to provide adequate fire flows for fire protection in the area. The city will install 95 fire hydrants on 6-inch lines and 5 water hydrants on larger lines. The total cost for the fire hydrants will be \$231,000. Because installation of approximately 100 fire hydrants throughout the study area will require the cooperation of CUD, it is not possible for the city to state with certainty the date such process can be completed. The plan is to provide fire hydrants within 24 months; it is hoped that this can be accomplished within 8 to 12 months.

A small area along Gresham Lane has low water flow. Because the city must rely on CUD to improve this water line, it may be that this area will not have optimal water flow for fire fighting purposes.

The city is currently planning for a new fire station to be constructed in the south end of Rucker Lane. Current plans call for construction in 2007 to 2008.

The closest fire station to the study area is Fire Station 9, on Cason Lane. Currently the southern portion of the requested parcel is more than 5 roadway miles from fire station 9. The remainder of the area is within 5 roadway miles and response time should be excellent.



The requested parcels are in the Consolidated Utility District (CUD) service area. The parcel which has requested zoning as PRD, as seen on the map to the right, so as to develop a 324 single-family subdivision, will bring their water service into the parcel from a 16-inch existing water line on Rucker Lane. This line is adequate for providing domestic water service and for maintaining the proper fire flows for the proposed development. It will be the responsibility of the developer to extend the water lines and to install fire hydrants.

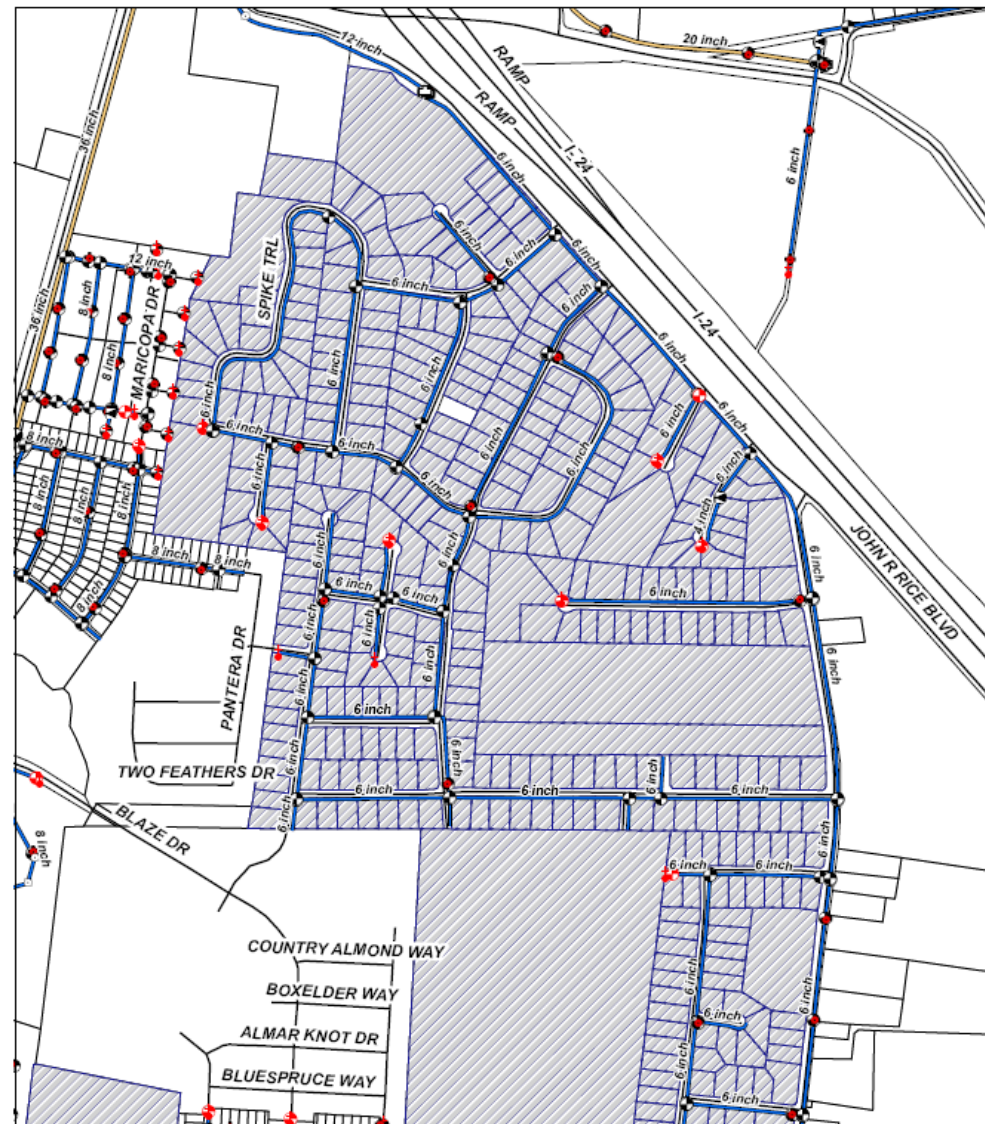
Legend

- wSystemValve Subtype, CurrentlyOpen
- Gate Open [Symbol]
- Gate Closed [Symbol]
- Butterfly Open [Symbol]
- Butterfly Closed [Symbol]
- [Red Arrow] Blow Off
- [Red Diamond] wFH
- wPressurizedMain
- Main
- DistributionMain
- TransmissionMain

ADDITIONAL AREA WATER SERVICE

The existing homes are currently served by the Consolidated Utility District (CUD) and there are no plans for this to change. Most of the parcels are currently served by 6-inch water lines. 6 parcels that are on the cul-de-sac of Wickham Court are served by a 4-inch line. These lines are adequate for providing domestic water service and for maintaining the proper fire flows for the proposed development. Because this area is in CUD's water jurisdiction, CUD will have the responsibility to upgrade water lines that have marginal fire flows.

The parcels with development potential will be responsible to extend water service into the property as they develop. Any new water line development must be done in accordance with the development policies and procedures of the Murfreesboro Water and Sewer Department.

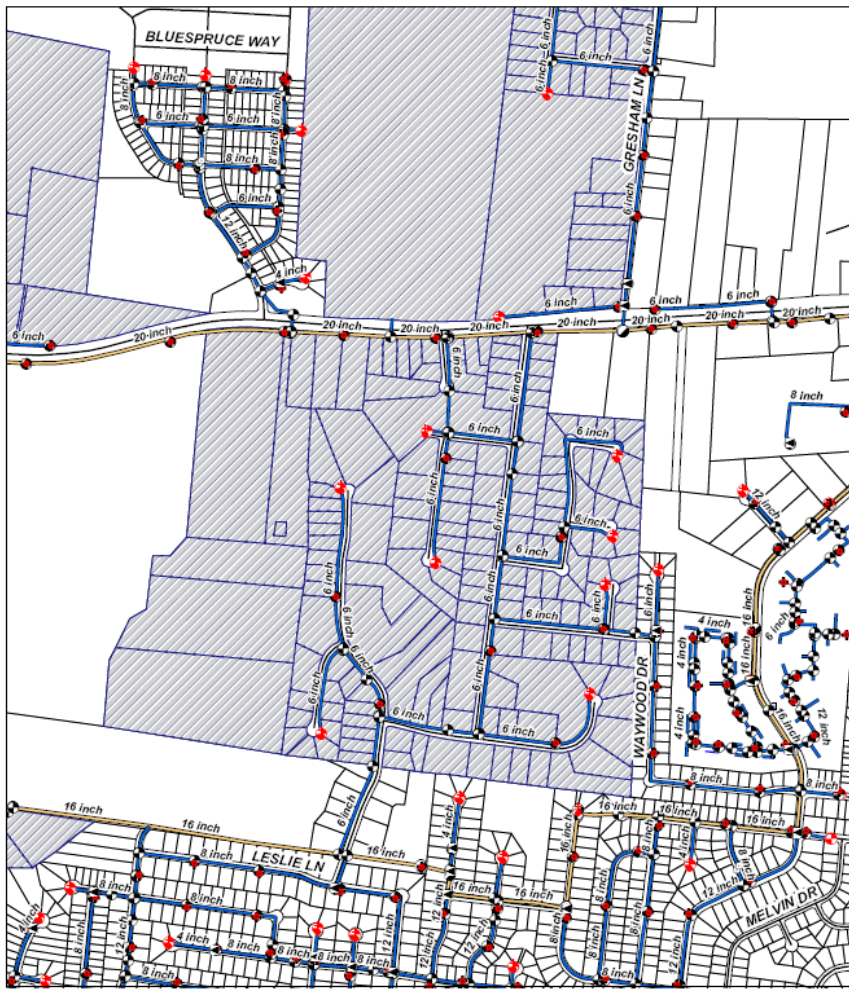


Rucker Lane Area

Page 1

1 inch equals 700 feet

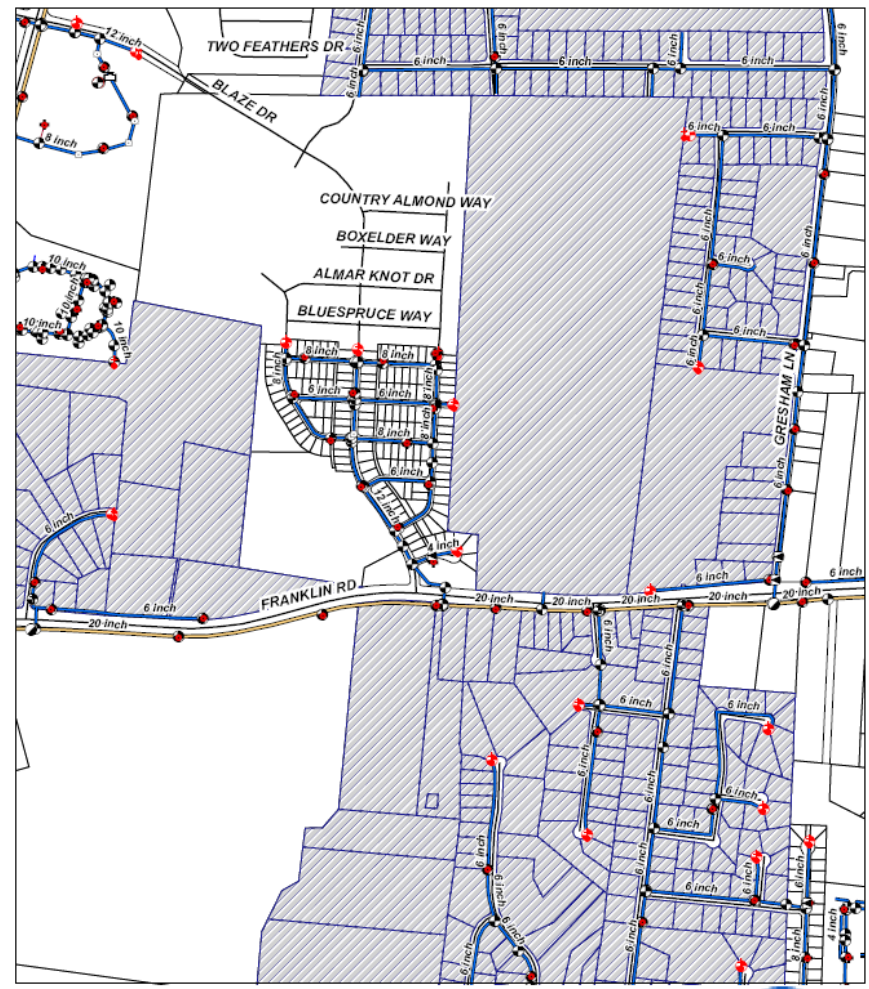




Rucker Lane Area

Page 3

1 inch equals 700 feet

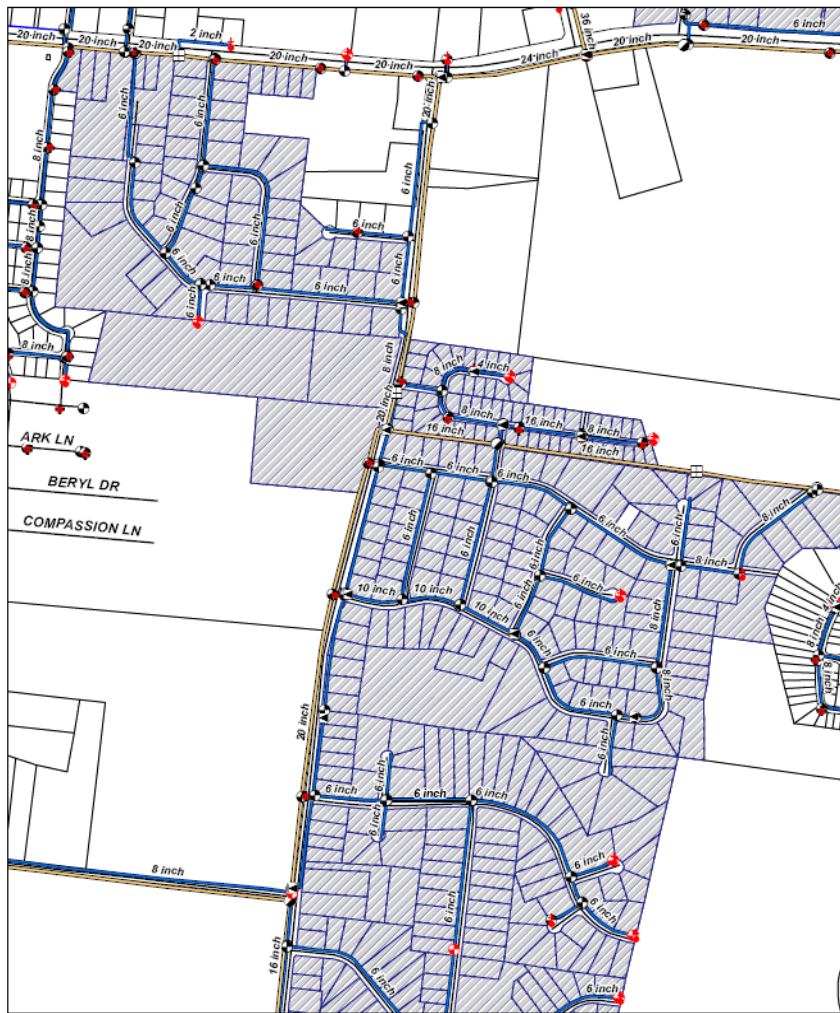


Rucker Lane Area

Page 2

1 inch equals 700 feet

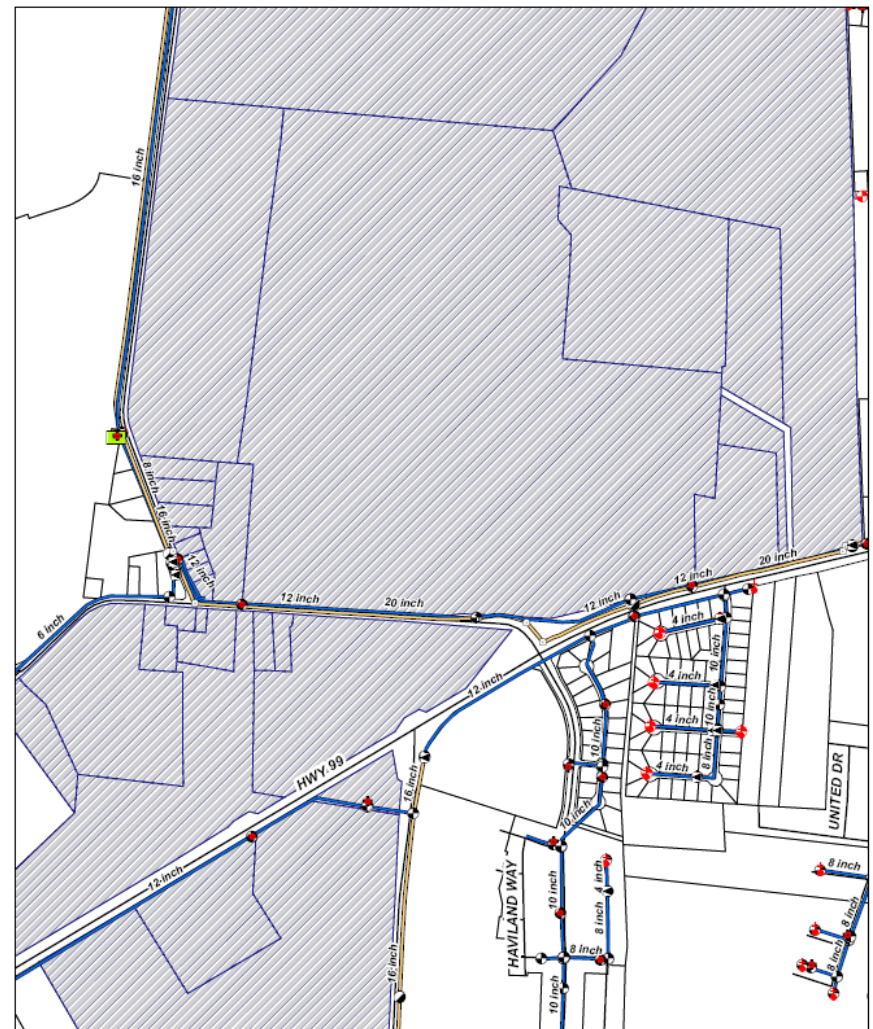




Rucker Lane Area

Page 4

1 inch equals 700 feet



Rucker Lane Area

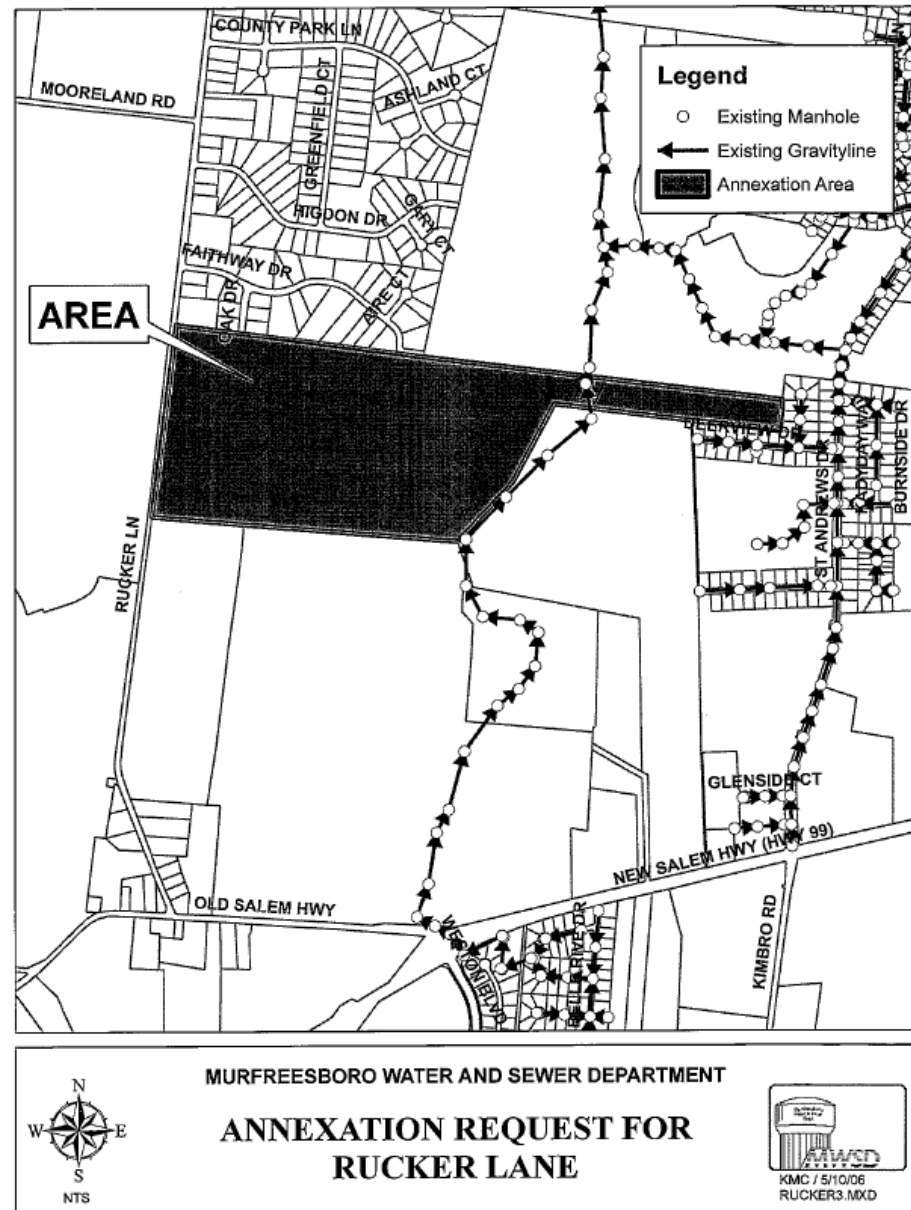
Page 5

1 inch equals 700 feet



SANITARY SEWER SERVICE FOR THE REQUESTED PARCELS

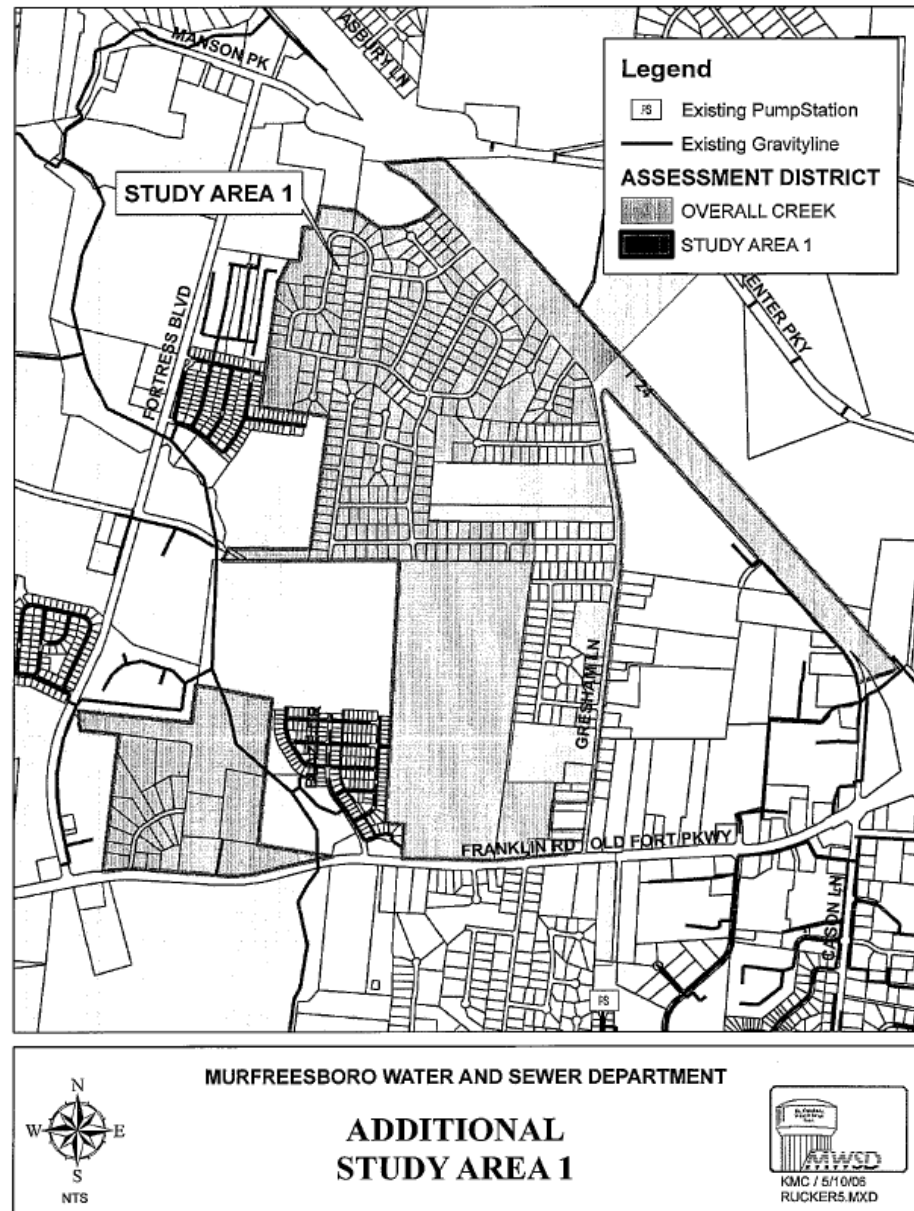
Currently sanitary sewer is available to the property requesting annexation along Rucker Lane (See memo in Appendix B). The existing interceptor sewer is located toward the rear or eastern boundary of the property, as can be seen in the map to the right. This property is within the Overall Creek Sanitary Sewer Assessment District and will be charged \$1000 per single-family unit, or its equivalent, in addition to the current connection fees. All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the developer in accordance with the development policies and procedures of the Murfreesboro Water & Sewer Department.

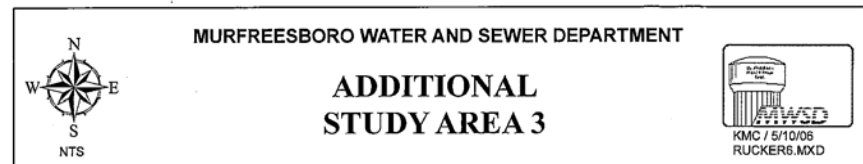
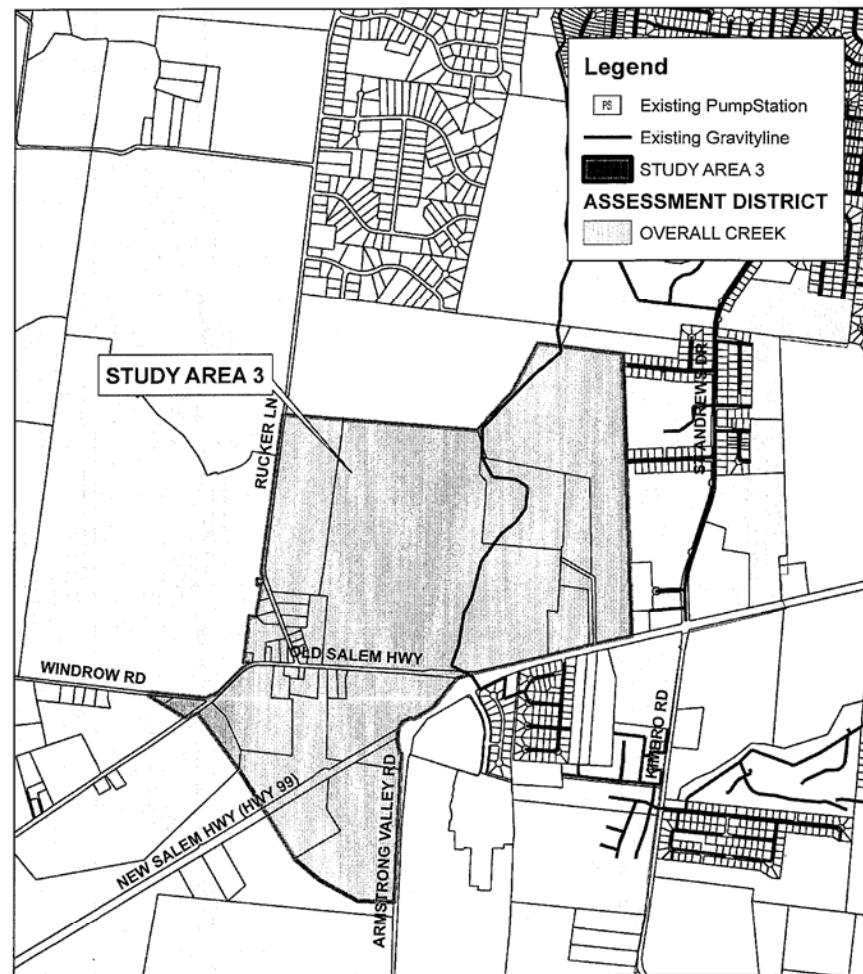
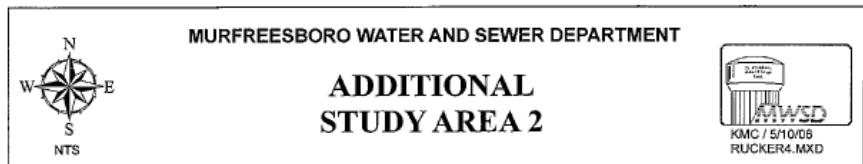
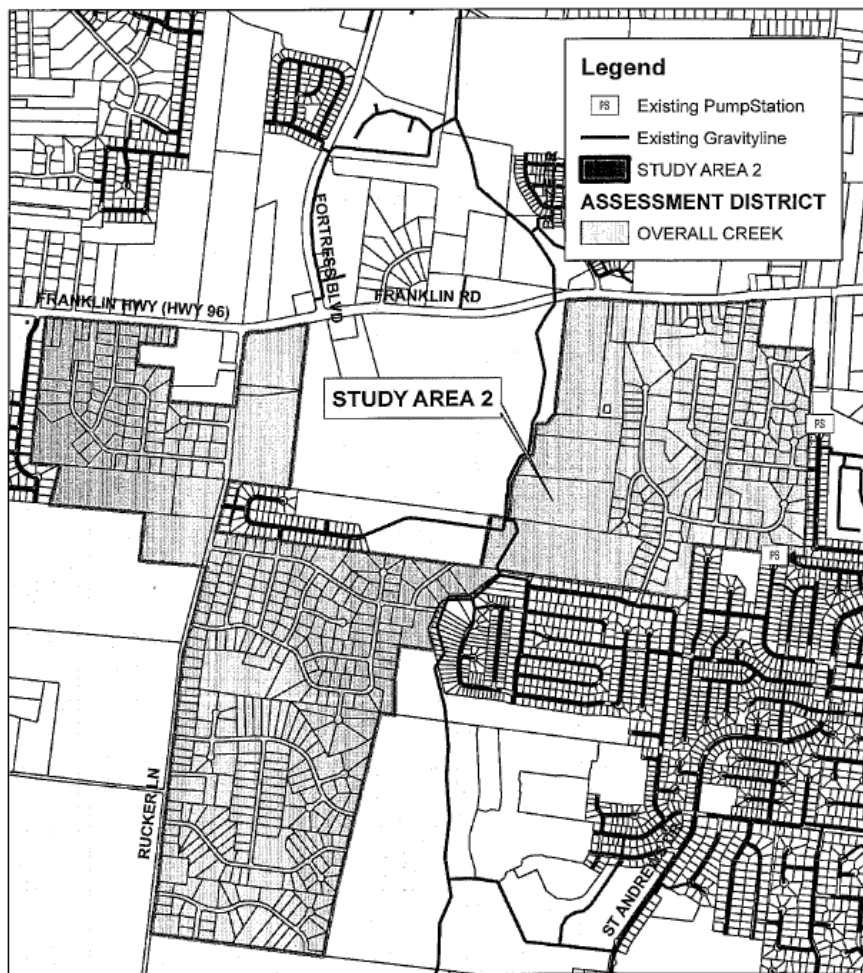


SANITARY SEWER SERVICE FOR THE ADDITIONAL STUDY AREA

Only a portion of the additional study area has existing sewer readily available. Sanitary sewer service is paid for by ratepayers and is not paid for with taxes. For that reason, extensions of the system are generally paid for by those who desire the service. At present MWSD does not have any plans to serve the properties in the additional study area that are currently on septic systems. Therefore, all of the existing homes will remain on septic systems. The future sewer improvements will be facilitated by the development of those parcels with developable potential.

Most of these properties are within the Overall Creek Sanitary Sewer Assessment District and will be charged \$1000.00 per single-family unit, or its equivalent, in addition to the current connection fees at the time of connection to the sanitary sewer. The few properties that are not within this district but will be served by an extension of the Overall Creek Interceptor Sewer will be charged these same fees.



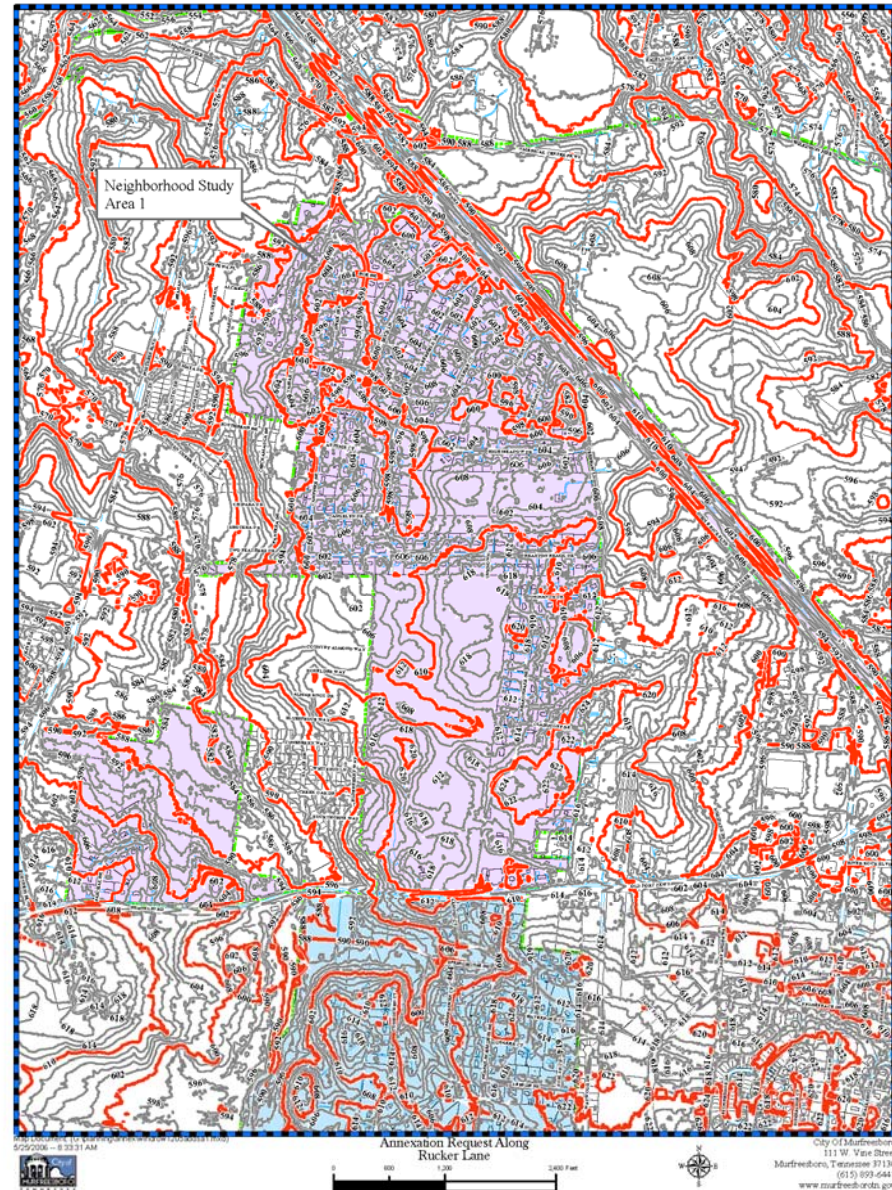


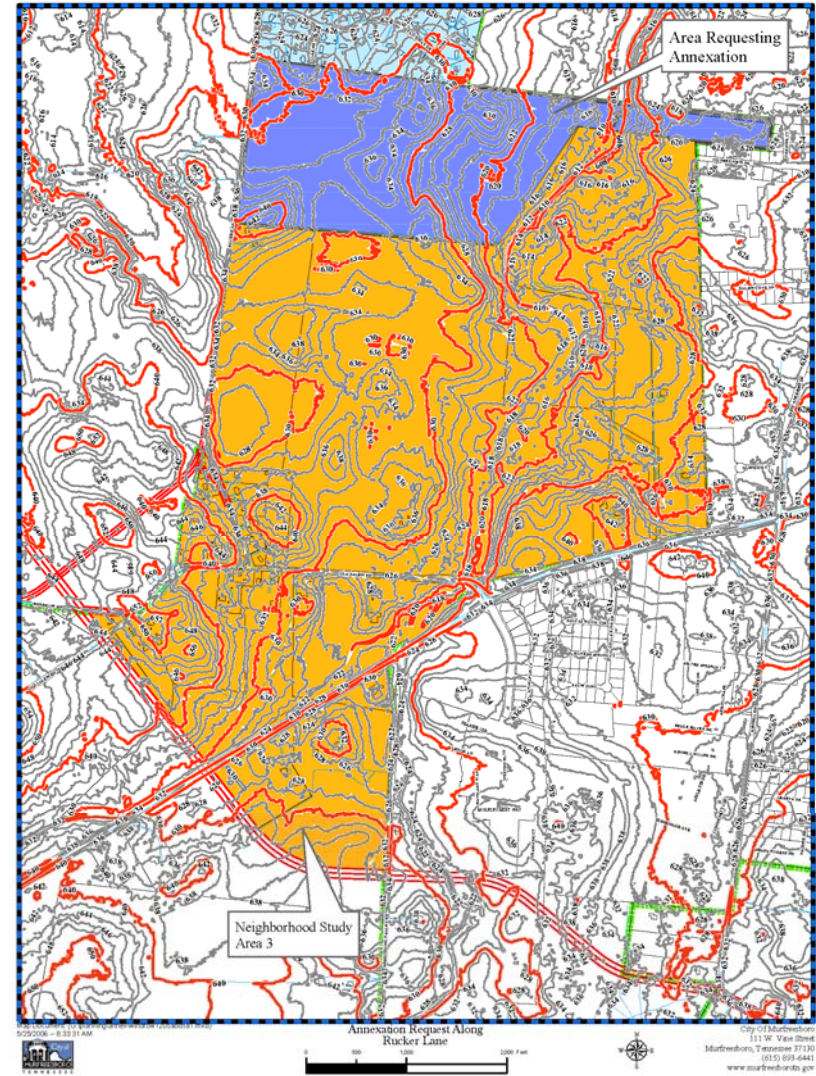
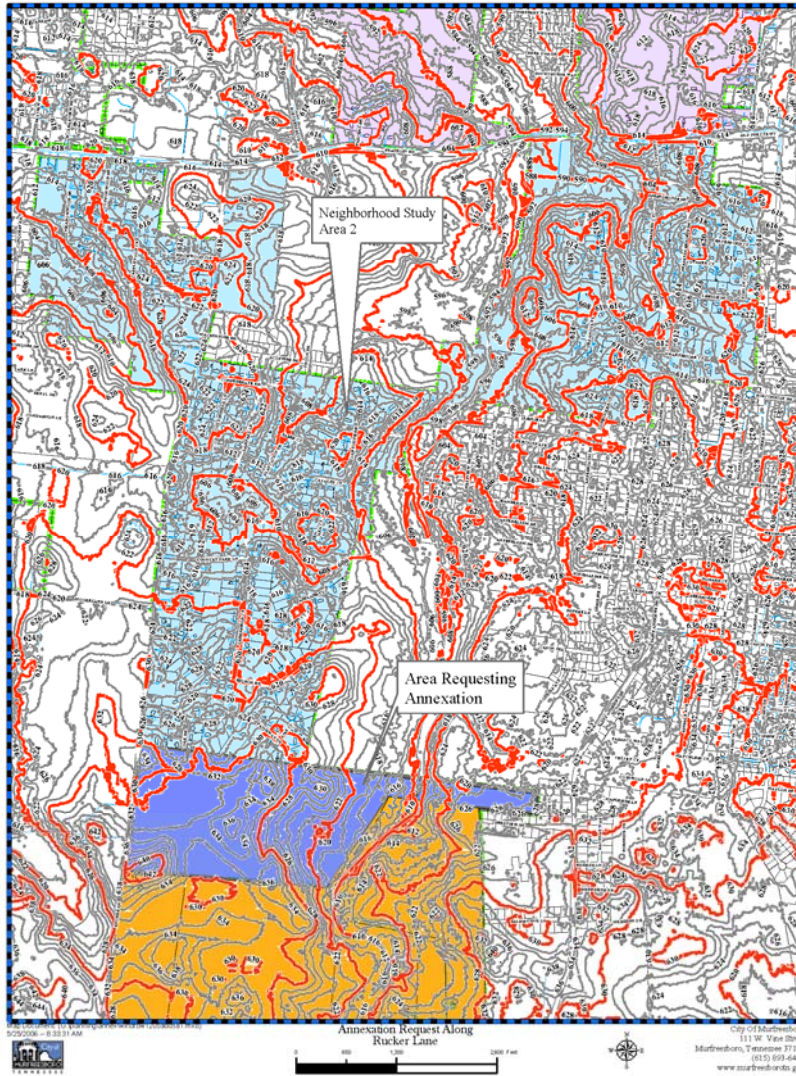
DRAINAGE

Most of the study area drains into Puckett Creek. According to information provided by the City Engineer, should any of the large undeveloped tracts develop, they may need to include detention and/or consent to drain with any future plans for these tracts. In addition, areas which drain to closed depressions should be considered to avoid negative impact from any future development plans. Permits from the State of Tennessee may also be required to modify any sinkholes impacted by future development

There is anecdotal evidence which suggests concerns with the drainage systems within existing subdivisions. Engineering and Street Department staff will need to monitor drainage patterns and conditions of existing systems in an effort to address any deficiencies. Coordination with the County Public Works Department will also be necessary. Addressing these types of drainage issues will be facilitated by calls from affected residents who may contact the city's Engineering Department with complaints regarding deficiencies in the drainage system.

The red lines on these maps represent 10 foot contours. The black lines are two foot intervals.

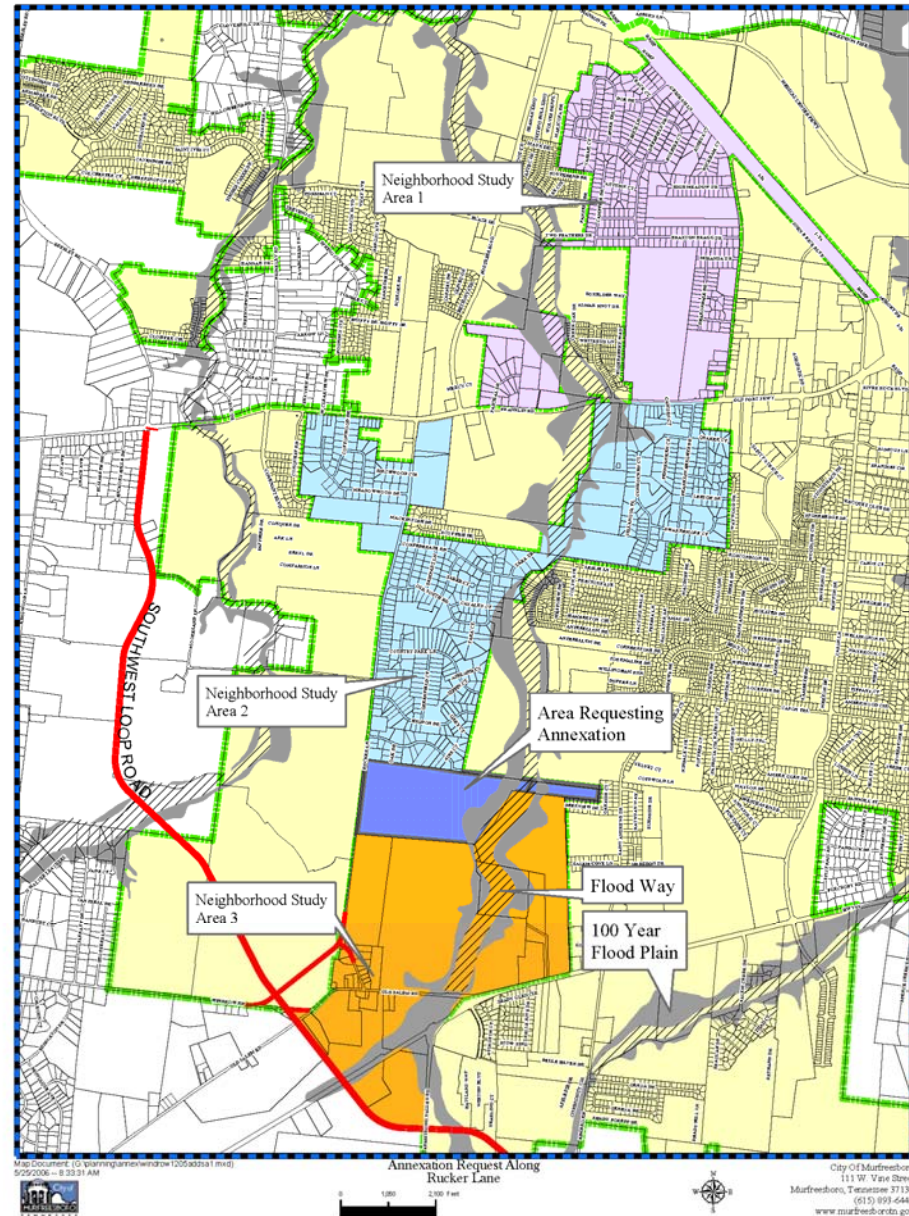




FLOODWAY AND FLOODPLAIN

Puckett Creek is located in the study area; therefore some of the properties are within the 100-year floodplain and floodway as delineated on the flood insurance rate maps developed by the Federal Emergency Management Agency (FEMA).

Development designs should maintain existing water flow patterns insofar as possible. Most of the study area drains into Puckett Creek. Approximately 77 acres of the 113.5 acres of requested area is overlain in silty-loamy soils, which may offer good opportunity for infiltration of stormwater and a corresponding minimization of runoff volume.



TAXES AND REVENUE

The first city tax bill for all property annexed during the calendar year of 2006 will be due on December 31, 2007. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The 2005-2006 tax rates for the City of Murfreesboro are \$1.72/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial property is assessed at a rate of 40% of its appraised value. Table I, which is below, shows the total estimated taxes that may be expected if annexation of the entire area were approved as it exists today. Table II located in Appendix C shows individual assessments and estimated city taxes that would be collected, if the property were to be annexed in its present state with the 2005-2006 tax rates.

Table I
Total Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Entire Study Area	1,971	\$30,807,097	\$100,024,299	\$128,092,934	\$547,331

These figures are for the properties in their current state. Properties with Greenbelt status receive significant tax savings. When the property is removed from the Greenbelt tax rolls, the owner must pay three years of roll back taxes. Annexation does not affect the Greenbelt status of the property.

The following section intends to project the amount of property tax revenue for the city as a result of the annexation and development of the requested property. It should be noted that the projections are general and are not meant to be exact. While it is impossible to determine the exact amount of taxes that will be generated by the development of this parcel, knowing the average housing value for the residential areas will help to project a figure.

According to Bill Rowland, the average parcel value with improvements for the 12,150 square foot lots is \$337,500, the 8,800 square foot lots is \$250,000, and the 7,875 square foot lots is \$200,000; this would generate approximately \$369,585 in annual property tax revenue for the city from the development with full build out.

Taxes which are shared with the city by the state area called state shared taxes. The City of Murfreesboro is projected to receive additional revenue from state-shared taxes. Table II below shows the 2006-2007 per capita state revenue estimates for the City of Murfreesboro.

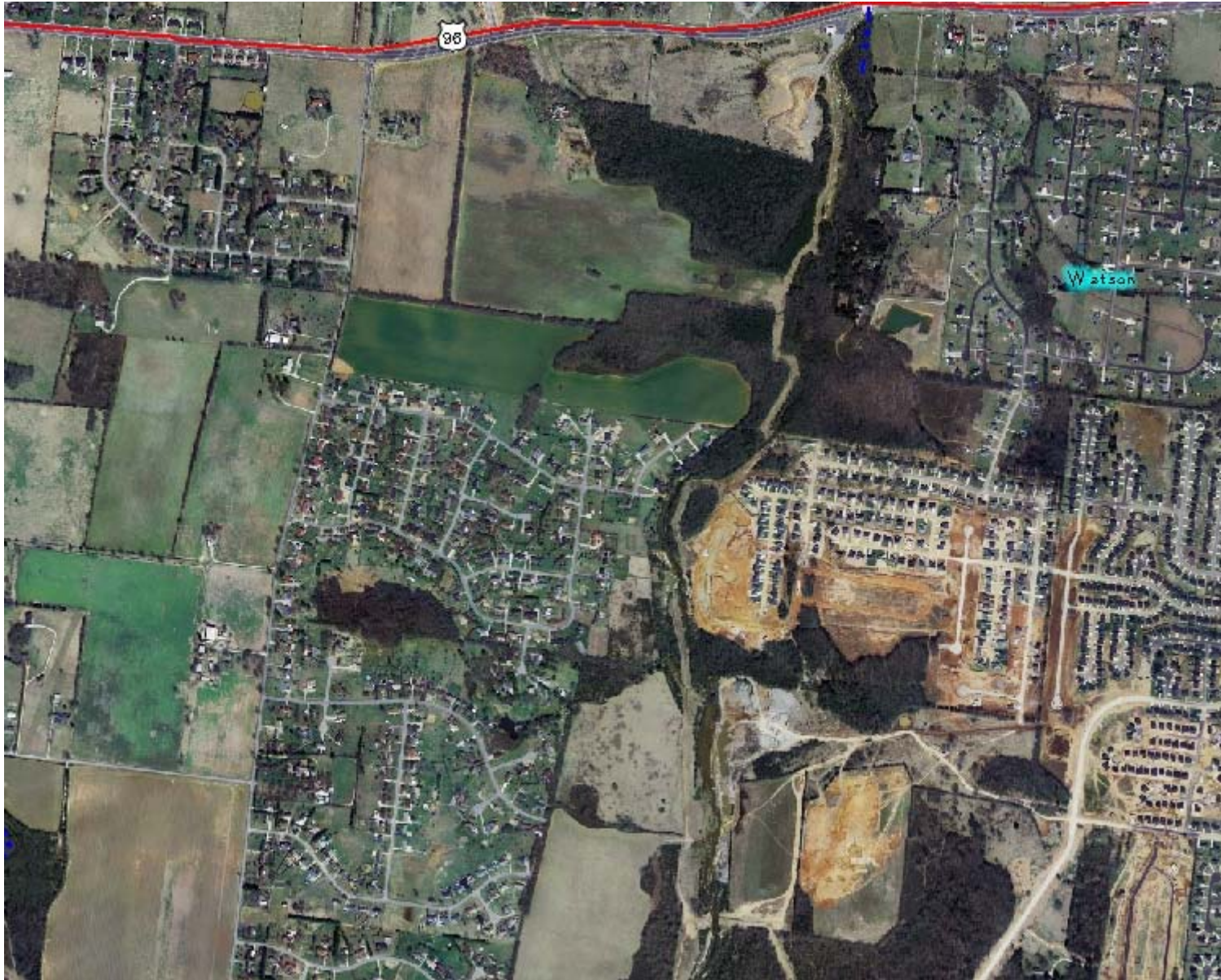
Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$71.39
State Beer Tax	\$0.52
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.20
Gross Receipts (TVA in-lieu taxes)	\$7.00
<i>Total General Revenue Per Capita</i>	<i>\$81.11</i>
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$28.49
<i>Total Per Capita (General and State Street Aid Funds)</i>	<i>\$109.60</i>
Total State-Shared Revenues (based on full build-out of <i>Muirwood</i> and the additional study area)	<i>\$347,189</i>

The per capita state revenue estimates and the population is added to the city's population will only be available after a certified census takes place. Adding the state-shared revenue projections to the property tax revenue projections equals annual tax revenues of \$1,264,105.

For 15 years following any annexation or new incorporation, Rutherford County will be "held harmless" for the loss of wholesale beer and local option sales tax revenues that would otherwise have gone to Murfreesboro under prior law. This dollar amount for any annexed tax-generation property is referred to as "annexation date revenue." Any increases over this amount are distributed to the annexing municipality. These provisions do not affect the distribution of the first half of the local option sales tax which continues to go to education funding.







APPENDIX A

[Letter from property owner requesting annexation]

Rowland & Rowland Investments, LLC submits this annexation and Planned Residential Development zoning classification request for the Muirwood Neighborhood on property they own off of Rucker Lane, south of the current City Limits. The property is referenced by Tax Map 115 Parcel #11.00 and also, Record Book 51, Page 281. The property is presently zoned Residential-15 (R-15) under the jurisdiction of the Rutherford County Regional Planning Commission. Property in the northeast quadrant includes the Southern Aire residential development (R-15) and the Evergreen Farms neighborhood zoned PRD in the City. The property in the southeast quadrant is zoned R-15 in the County. The property to the west is the recently approved Marymont Springs PUD.

As planned, the neighborhood comprises 112 acres of property and would contain 346 single-family detached lots. The plan proposes a combination of 90', 80', and 75' lots with a minimum square footage of 1,700 square feet for the 75', 1,800 square feet for the 80' lots, and 2,400 square feet for the 90' lots. The plan also proposes sidewalks along both sides of the street and 306,000 square feet or roughly 7 acres of open space located in the strategic locations throughout the neighborhood. Homes in the neighborhood will be a minimum of 75% masonry construction.

Our objective in seeking the Planned Residential classification is to allow for a variety of lot sizes and flexibility in the development design that promotes the efficient use of the property and allows us to create a neighborhood that is pedestrian friendly with masonry homes with primarily rear and side entry garages with approximately 30% including 3-car or 2-car expanded garages.

APPENDIX B

[Correspondence with City of Murfreesboro Departments]

Rucker Lane Reconstruction (SR 96 to SW Loop Road)					
	Federal	State	City of M'boro	Rutherford Co.	Other
Engineering	\$ -	\$ -	\$ 285,000	\$ -	\$ -
Rights-of-Way	\$ -	\$ -	\$ 450,000	\$ -	\$ -
Construction	\$ -	\$ -	\$ 3,800,000	\$ -	\$ -
TOTAL PROJECT COST	\$ -	\$ -	\$ 4,535,000	\$ -	\$ -
PARTICIPATION %	0%	0%	100%	0%	0%
Funding Source(s)	Engineering (County)-Bonds; ROW (County)-Bonds; City- TML Loan Funds Construction (County)-Bonds; City TML Loan Funds				
TOTAL					100%

Project Description: Rebuild Rucker Lane from SR 96 to the new SW Loop Road to a three lane roadway with curb & gutters and sidewalk
Approximate length = 2.4 miles

Project Status: Under Design

Project Manager: City of Murfreesboro **Contact:** Chris Griffith

Design Engineer: Wisser Company **Contact:** John Gordon

Construction Contractor: N/A **Contact:** N/A

Project Progress: City Council approved contract for engineering on 3/17/05
Design contract executed on 6/1/05
Intergovernmental Agreement between City & County fully executed on 12/1/05

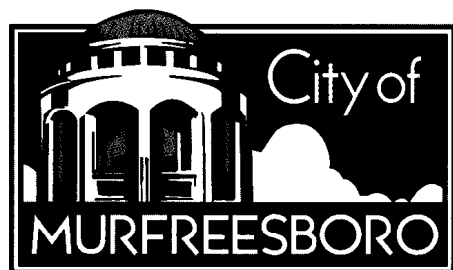
Future Project Schedule:

August of 2006	Complete ROW Plans
January of 2007	Complete ROW Acquisition
February of 2007	Construction bid letting
March of 2007	Begin construction
December of 2008	Complete construction

Major Thoroughfare Plan No.: MTT # 26

Last Update: June 14, 2006

Police Department
W. GLENN CHRISMAN
Chief of Police
(615) 849-2673
gchrisman@ci.murfreesboro.tn.us




T E N N E S S E E

Creating a better quality of life

MEMORANDUM

TO: Margaret Ann Ely

FROM: Chief Glenn Chrisman 

DATE: July 5, 2006

SUBJECT: Supplement to Prior Annexation Memos

The City's budget for 2006-2007 has now been finalized and provides for five (5) additional officers. These five (5) are in addition to the thirteen (13) officers currently undergoing training and four (4) vacancies which exist as of this writing. Between the officers in the new budget (to be hired by the fourth quarter of the fiscal year) and those to be put in service after completion of their employment and training, the level of officer staffing after the proposed annexation would be consistent with our existing level within a year of the annexation.


WGC:ls

Police Department
W. GLENN CHRISMAN
Chief of Police
(615) 849-2673
gchrisman@ci.murfreesboro.tn.us



MEMORANDUM

TO: Margaret Ann Ely

FROM: Chief Glenn Chrisman 

DATE: May 17, 2006

SUBJECT: Annexation Request and Addendum for Property East of Rucker Lane

The annexation request and corresponding addendum for property located east of Rucker Lane will have a significant impact on the Murfreesboro Police Department.

In order to continue the current level of service we provide to City residents, we would need to increase our staff by six (6) officers to serve these additional nine hundred thirty-seven (937) existing homes.

This projection is based on an estimate of 2,267.5 residents (937 homes multiplied by 2.42 persons per home¹). This number of residents is then multiplied by 2.6 (target ratio of fulltime law enforcement officers per 1,000 residents²) to arrive at a staffing level of 5.89 officers, which has been rounded to six (6) new officer positions.

We are hopeful that the manpower need could be addressed in the current budget year.

I respectfully request proper access for emergency vehicles be included in the development of this property from Rucker Lane to include proper left turn lanes and improvements of the roadway surface conditions if necessary. Please keep me informed as developments or changes become effective and provide a legible updated map of the additional study areas showing addresses if this annexation request is approved. This property is located in **Police Zone # 114**.

If you have any questions, please contact my office.

WGC:sw

¹ U.S. Census Bureau formula

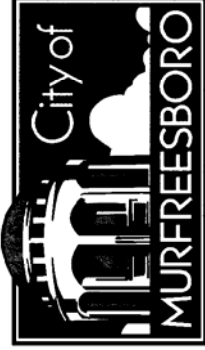
² U.S. Department of Justice formula



302 South Church Street • Murfreesboro, Tennessee 37130-3732 • Fax 615-848-3260
www.murfreesborotn.gov



Police Department
W. GLENN CHRISMAN
Chief of Police
(615) 849-2673
gchrisman@ci.murfreesboro.tn.us



T E N N E S S E E
Creating a better quality of life

MEMORANDUM

TO: Margaret Ann Ely

FROM: Chief Glenn Chrisman 

DATE: June 9, 2006

SUBJECT: Cost Data for the Hiring of Six (6) Additional Officers for the Annexation Request and Addendum for Property East of Rucker Lane

As requested in connection with an annexation request for property east of Rucker Lane, the cost to hire the six (6) additional officers noted in the response dated May 17, 2006 is provided for your reference.

The total cost including salary, benefits, testing, equipping and training the six (6) new hires is **\$306,182.22** (six (6) officers x \$51,030.37 each). The testing includes medical, psychological, physical and drug screen tests with all of the testing outsourced except the physical test which is conducted in-house. The costs are as follows:

Hiring Cost Data			
	Quantity	Cost Each	Extended Cost
Salary	6	\$30,936.88	\$185,621.28
Benefits @ 42%	6	\$12,993.49	\$77,960.94
Testing - Psychological	6	\$420.00	\$2520.00
Testing - Medical	6	\$139.00	\$834.00
Testing - Drug Screen	6	\$41.00	\$246.00
Uniforms and Equipment	6	\$4,500.00	\$27,000.00
Training - TN Law Enforcement Training Academy	6	\$2,000.00	\$12,000.00
Totals		\$51,030.37	\$306,182.22

If you have any questions, please contact my office.

WGC:sw



302 South Church Street • Murfreesboro, Tennessee 37130-3732 • Fax 615-848-3260
www.murfreesboro.tn.gov



MURFREESBORO FIRE DEPARTMENT

220 NW BROAD STREET

MURFREESBORO, TENNESSEE 37130

KEN HONEYCUTT, FIRE MARSHAL

OFFICE: 615-893-1422

FAX: 615-848-3201

MEMORANDUM

DATE: May 18, 2006

TO: Margaret Ann Ely

FROM: Ken Honeycutt, Fire Marshal *KH*

SUBJ: EAST OF RUCKER LANE ANNEXATION

The Murfreesboro Fire Department can provide fire protection to this annexation request, however a portion of this property may not receive an ISO class 3 rating because our nearest fire station located on Cason Lane is more than five road miles away. Fire flow

requirements and access must be provided as this area is developed. The additional study areas can also be provided fire protection. Currently these additional study areas are being provided fire protection by one of the Rutherford County volunteer fire departments. If annexed the Murfreesboro Fire Department can provide a full time paid professional fire department with a faster response time, medical first responders, more personnel, and better equipment. The additional study areas have several issues to be considered before annexation. First is fire protection, approximately one hundred fire (100) hydrants must be installed. These hydrants will be installed according to the Murfreesboro Water and Sewer Department guidelines for residential areas but are located in CUD's water district. The cost of these hydrants range from twenty three hundred dollars (\$2,300) each to twenty-five hundred dollars (\$2,500) each, depending on the size water line that must be tapped. The majority of these hydrants will be installed on a six-inch water line, which cost twenty-three hundred dollars (\$2,300) each. Second, Consolidated Utility has indicated that the installation will take eight months to one year to complete. Third, an area along Gresham Lane was found to have insufficient water flow for firefighting purposes. Mr. McElroy of Consolidated Utility District indicated to me that they have plans to replace the existing six-inch water line in that area to a twelve-inch water line, which should improve the water flow for firefighting purposes in the near future. If you have any questions please call me at 893-1422.

xc: Deputy Chief Francis
Gerald Lee, GIS



205 North Walnut Street
P. O. Box 9
Murfreesboro, TN 37133-0009
Office: 615-893-5514
Fax: 615-904-9118
www.murfreesboroelectric.com

MEMORANDUM

Date: May 15, 2006

To: Margaret Ann Ely – Planning Department, City of Murfreesboro

From: Mark Kimbell - Chief Engineer, MED

RE: Annexation Progress Report
Rucker Lane & Gresham Lane Area

Murfreesboro Electric Department submits the following information on the availability of electricity in the vicinity of the above subject annexation.

Property is inside MED's Service Boundary Agreement with MTEMC. Although the scope of this annexation and study areas are large, the annexation will work to MED's favor. Consolidation and avoiding duplication of services with MTEMC can only be accomplished by annexing this large area. MED is strongly in favor of this type of annexation. MED will pay MTEMC approximately \$1,000,000 for existing facilities and approximately \$2,000,000 over a 10 year period for customer lost revenue for the 1000+ customers under our territorial agreement.

Integration into MED's system will take approximately one year. City streetlights will be installed as MED begins to take over the lines from MTEMC and serves areas of the annexation.

If you have any further questions, please call me at 494-0424, or e-mail me at MKimbell@MurfreesboroElectric.com.

Pc: Larry Kirk – General Manager, MED
Joseph Aydelott – City Planner, City of Murfreesboro

MEMORANDUM

DATE: May 23, 2006
TO: Margaret Ann Ely
FROM: Valerie Smith, PE
RE: Annexation Request for Property
Along Rucker Lane.

Pursuant to your request of May 12, 2006 we submit the following information on the availability of water, sanitary sewer and storm water quality in the vicinity of the subject annexation:

WATER LINES

All of the area shown to be annexed and studied is within Consolidated Utility District's service boundary.

SEWER LINES

Requested Area

Currently sanitary sewer is available to the property requesting annexation. The existing interceptor sewer is located toward the rear or eastern boundary of the property as shown on the attached drawing. This property is within the Overall Creek Sanitary Sewer Assessment District and will be charged \$1000.00 per single-family unit or equivalent in addition to the current connection fees. All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the Developer in accordance with the Development Policies and Procedures of the Murfreesboro Water & Sewer Department.

Additional Study Areas #1, #2 & #3

Only a portion of these additional study areas have existing sewer available as shown on the attached drawing. I have attached separate drawings for each area. All of the existing homes, whether they are within existing county subdivisions or not, will remain on septic systems. The sewer will be extended by the developer as development occurs for the larger tracts that can be developed. Most all of these properties are within the Overall Creek Sanitary Sewer Assessment District, as outlined on the drawings, and will be charged \$1000.00 per single-family unit or equivalent in addition to the current connection fees at the time of connection to the sanitary sewer. A few of the properties within study area #1 are not within this district however, should they be served by an extension of the Overall Creek Interceptor Sewer they will be charged these same fees.

All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the Developer in accordance with the Development Policies and Procedures of the Murfreesboro Water & Sewer Department.

At such time sewer is planned to be extended and off-site sanitary sewer easements are required, an agreement to execute sanitary sewer easements between the Developer and the Grantor must be provided to the Department prior to our department reviewing construction drawings.

STORM WATER QUALITY

Development designs should maintain existing water flow patterns insofar as possible. Approximately 77 acres of the 113.5 acres of Map 115/Parcel 11.02 is overlain in silty-loamy soils, which may offer good opportunity for infiltration of stormwater and a corresponding minimization of runoff volume. City requests this feature be incorporated into designs.

pc: Joe Kirchner
Darren Gore
Robert Haley

From: Kelly Crawford [crawfordk@rcs.k12.tn.us]

Sent: Thu 5/25/2006 10:19 AM

To: Margaret Ann Ely

Cc: Renee Wall; Mike Snell

Subject: Re: Study Area

Ms. Ely:

In response to your e-mail to Mike Snell regarding areas being studied for annexation the following information was acquired:

Area 1 (Purple): Total K-12 students: 229 (K-6 students: 94)

Area 2 (Blue): Total K-12 students: 257 (K-6 students: 104)

Area 3 (Orange): Total K-12 students: 7 (K-6 students: 5)

NOTE: This information was collected as of May 24, 2006.

If you have any questions, feel free to contact me.

Thank you!!

Kelly Crawford
Transportation Department.
Rutherford County Schools
615-893-5815 Ext: 22100
crawfordk@rcs.k12.tn.us



... creating a better quality of life

INTER-OFFICE MEMORANDUM

DATE: May 31, 2006
TO: Margaret Ann Ely, Planner
FROM: Chris Griffith, City Engineer

SUBJECT: Annexation Request for Property East of Rucker Lane

In response to your memo dated April 28, 2006 and your Addendum dated May 12, 2006, we have reviewed the topographic map of the study area and offer the following comments:

Drainage

1. Large undeveloped tracts-detention and/or consent to drain should be included with any future plans for these tracts. In addition, areas which drain to closed depressions should be considered to avoid negative impact from any future development plans. Permits from the State of Tennessee may also be required to modify any sinkholes impacted by future development.

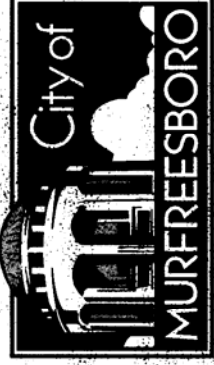
2. Existing subdivisions-anecdotal evidence suggests concerns with the drainage systems within existing subdivisions. Engineering and Street Department staff will need to monitor drainage patterns and conditions of existing systems in an effort to address any deficiencies. Coordination with the County Public Works Department will also be necessary.

Streets/Major Thoroughfare Plan

The study area includes State Route 99, Rucker Lane, and the Southwest Loop, which are all on the 2025 Major Thoroughfare plan. Dedication of R.O.W. and escrow for road improvements will be required for any development adjacent to these roads. In addition, several existing county roads such as Gresham Lane, Old Salem Road and Windrow Road are substandard and should be improved by the developer or escrow and R.O.W. dedication should be required prior to development of any of the large tracts in this area.

Please contact me if you have any additional questions.

C: Sam Huddleston
File



T E N N E S S E E

Creating a better quality of life

Street & Sign Department

MEMORANDUM

TO: Margaret Ann Ely

FROM: Brad Beavers

DATE: 6-15-06

RE: Annexation of areas near Rucker Lane

I looked at these areas as you requested and found they are all in good shape except for Gresham Lane. There are no curbs and gutters or sidewalk and we do not plan to install any in the event of annexation. The streets have recently been paved and I estimate it will be three to five years before we have to plan for any overlay work to begin. There does not appear to be any drainage problems with the ditches or driveway culverts. Gresham Lane will need to be paved in the near future at an estimated cost of approx. \$30,000 but no other problems were noticed. Please let me know if anymore assistance in this matter is needed.

Brad Beavers
Brad Beavers
Public Works Inspector

Brad Beavers

Public Works Inspector

From: Chuck Arnold [chuck.arnold@cityschools.net]

Sent: Wed 5/10/2006 11:41 AM

To: Margaret Ann Ely

Cc:

Subject: Annexation of Property East of Rucker Lane

This is in response to your request dated April 28, 2006. The annexation and the study areas would all impact Scales Elementary School. The additional students that could be expected from the new annexation (Muirwood) could be between 70 and 80 children. The additional children from the other study areas are difficult to estimate because one would assume that most are currently attending a county school. If the areas were to be annexed, it is not known how many would choose to remain in a county school, or even if they would be permitted to remain. Strictly using the formula used for new developments, the number would be approximately 200 children.

Scales Elementary currently has room for approximately 200 new children. However, its zone has approximately 10,000 additional RDU's that are either planned or permitted. We are currently looking for another school site in southwest Murfreesboro to accommodate this growth.

Please let me know if you need further information.

Chuck Arnold
Finance and Administrative Services Director
Murfreesboro City Schools
615-893-2313
615-243-7239 (Fax)
chuck.arnold@cityschools.net

Memorandum

To: Margaret Ann Ely, Planning

From: Joey Smith, Solid Waste

Date: May 2, 2006

Subject: Annexation request for property east of Rucker Lane

The 122.76 acres, that is requesting to be annexed as PRD will not be a problem for the Solid Waste Department for service. Our service day in that area is Thursday. Please note that due to the price of fuel that a new cost for carts has gone from \$55.00 to \$65.00 per cart. This is the new price of carts that is purchased by the City for the residents. The cost for these carts (346) will be \$22490.00.

The Additional Study Area 2: South of Highway 96

The Solid Waste Department has concerns on the main road going into the study area 2 and the annexation request area. Rucker Lane is narrow and heavily traveled. Also there are several dead end streets in these existing subdivisions. Fairview Road, Country Park Lane and Confederate Road all dead-end into acreage that has been annexed into the City of Murfreesboro, are there any plans to have the streets extended into these subdivisions? In both study areas the cul-de-sacs are going to be a challenge to maneuver the Solid waste vehicles. The Study area 2 will be serviced on Thursdays.

The Additional Study Area 1: North of Highway 96

At the present the homes north of Highway 96 the day of service is on Thursday. If this annexation were to precede this area along with these City of Murfreesboro subdivisions (Blackmon Farms, Blackmon Cove, Blackmon Grove, Long Cove, Wilkerson Trace, Preserve at Indian trace and Victory Point), will be moved to Friday. The biggest problem for the Solid Waste department will be the road where Braxton Bragg and Campfire Trail meet in behind the Franklin Heights Church. The Solid waste Department will have to service three homes that dead end on Campfire Trail and turn around in the church lot or back up into Braxton Bragg.

Both study areas are different in that homes are already built. The Solid Waste Department has budgeted for the normal growth due to new construction for carts. However, the Solid Waste Department has not budgeted for an additional 947(Solid Waste Count) carts for ready homes. The Solid Waste Department would have to ask the Mayor and Council for approval of two additional truckloads of carts for this annexation. This annexation will require an additional automative side loader. The carts will cost \$81,770.00. This is for two full loads of carts, no partial shipment. The

lead-time for carts is 6 to 8 weeks. The cost of a new side loader is \$240,000.00. The lead-time for a truck is 6 months. No additional knuckle boom trucks will be needed for the pick up of brush in this new area. The Solid Waste Department asks that if these areas are annexed into the City of Murfreesboro that it does not take place until the first quarter of 2007 (March 2007). This will allow for the rerouting of both Thursday's and Friday's garbage and brush collection and allow time for information packages to be sent to the residents in both study areas as to the solid waste pick up and collection. The Solid Waste Department will be able to build and deliver the carts to these new residents. However, there will be overtime and shifting of manpower to deliver these carts.

In my tenure this is the first time that this many existing homes is included in an annexation request. In addition to the information packages that will be sent to the residents, signage should be placed at the new service areas for service days. While surveying both study areas these residents have multiple collection days of solid waste. For at least two to three weeks if this annexation were to take place signs should be posted at various places within the subdivisions simply stating garbage pick up by the City of Murfreesboro's Solid Waste Department is Thursday or Friday. The Solid Waste Department did not include in its budget any additional monies for postage or advertising for this many additional homes. Estimated cost for the signs is \$750.00 and additional postage is \$400.00.

Margaret, thank you for allowing the Solid Waste Department input into the growth of the City of Murfreesboro. If you have any questions please call.

Memorandum

To: Margaret Ann Ely, Planning

From: Joey Smith, Solid Waste

Date: May 16, 2006

Subject: Additional study area 3 for the proposed Annexation request for property east of Rucker Lane

The additional study area 3 will no pose a problem for the Solid Waste Department to service. It would all be rolled into the bigger picture. The residents in this study area day of service would be on Thursday. The cost of the additional carts at \$65.00 per cart would be \$3,185.00. The additional equipment would that would be purchased for the whole annexation will be sufficient for the task.

Margaret, thank you for allowing the Solid Waste Department input into the growth of the City of Murfreesboro. If you have any questions please call.

From: Joey Smith

Sent: Tue 6/6/2006 11:57 AM

To: Margaret Ann Ely

Cc:

Subject: RE: new employees for Rucker annexation?

One driver will be needed for this annexation. The cost for this employee yearly will be \$26,069.80. This would be for the start up alone. When construction is completed depending on the zoning and land use this 1 person will eventually grow into 2 or more alone with additional vehicles and carts.

APPENDIX C

[Permits granted by Rutherford County Regional Planning Commission]

Following this table is the information provided by the Rutherford County Planning Department describing what was approved.

<u>Tax Map ID</u>	<u>Property Address</u>	<u>Zoning</u>	<u>CUP or Variance</u>	<u>File Number</u>
079 09700	Gresham Lane		Weddings & Receptions	A-547
092 04700	Franklin Road 3124-3148	R15	Church	1987-036
092 05600	Gresham Lane 194	R15	Variance	1980-003
092 11700	Franklin Road 3371	R15	Variance	1992-032
092 11702	Franklin Road 3389	R15	Dog Grooming Business	2005-004
092B A 02300	Foxfire Ct 660	R15	Variance	1983-012
100E B 00300	Rucker Lane 661	R15	Variance	1984-001
100E B 02600	Old South Road 4032	R15	Variance	1983-002
092B D 02400	Doe Drive 620	R15	Beauty Shop	1996-026
092B D 03500	Spike TR 846	R15	Photography Studio	A-638
092B D 05200	Doe Drive 689	R15	Consignment sales	1997-008
092B F 02600	Spike TR 846	R15	Day Care	1994-029
100L C 01200	Higdon Dr 4249	R15	Accessory Apartment	1997-024
092G A 00100	Braxton Bragg Dr 2278	R15	Day Care	1995-020
101B B 00900	Lehigh Dr 3542	R15	Home Occupation	1995-058
101B B 01500	Roslyn Ct 102	R15	Variance	1997-014
092G B 02800	Angelyn Dr 2539	R15	Meat Packing Parts Distributorship	1999-041
092G B 04200	Campfire Dr 441	R15	Day Care	1990-025
101B B 04100	Swarthmore Ct 3570	R15	Variance	1996-042
092G D 01400	High Meadow Dr 2271	R15	Variance	1999-053
092J A 00100	Miranda Dr 2302	R15	Variance	1988-027
092J A 02600	Sharondale Dr 462	R15	Variance	1995-065
092J A 02600	Franklin Heights Dr 125	C-2	Commercial	A-159
092O A 00600	Franklin Rd 3185	R15	Family Day Care	1998-029
092O A 01600	Franklin Hwy 3245	F.I.R.E.	Insurance Office & Variance	A-583; 2002-087
092O A 01900	Franklin Rd 3261	In Question	Rezoning to Services DENIED	A-713
092O A 02000	Tara Trace 541	R15	Variance	1997-052
101H C 01800	Franklin Rd 3890	R15	Variance	1992-015
092P A 00200	Paschal Dr 105	R15	Antique & Craft Shop	A-420
100 00900	Rucker Lane 600	R15	Accessory apartment	1992-002
115 01400	Old Salem Rd 4038	S	Photography Studio	A-635
115 02000	Old Salem Rd 3067	R15	Temporary off premise sign	2004-060
115 02001	Hwy 99 2911	T	Retail & wholesale Trade	A-265; 2000-066
123 01200	Salem Hwy	In Question	Requesting resource extraction (deferred)	2006-017

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, Tennessee 37130

**RUTHERFORD COUNTY BOARD OF COMMISSIONERS
TYPE III CONDITIONAL USE PERMIT**

CASE NUMBER: A-547

DATE: November 16, 2001

OWNER: Lawrence Yeager

PROPERTY ADDRESS: 1556 Gresham Lane

TAX MAP: 79

PARCEL NUMBER: 97

DEED BOOK:510

PAGE NUMBER: 224

ZONING DISTRICT: Residential-15

PROPOSED USE: 7299—Weddings and Receptions

CONDITIONS:

- Evergreen vegetative buffer of at least ten (10) feet wide or wood fencing of at least ten (10) feet high shall be placed on the sides and rear of the zoned area to screen the surrounding residential areas. Existing natural vegetation may be sufficient to satisfy this vegetation buffer requirement subject to the discretion of the Planning Director. This would not include the vision triangle around any entrance or exit.
- The parking area shall be to the side or rear of the principal structure and screened all the way around with low-profile evergreen vegetation reaching a minimum height of three (3) feet at maturity.
- All off-street parking granted in Article XIII, Section 13.03, Part C shall be located on site.
- Facilities for vehicular access to and from the site shall be arranged to permit vehicles to exit from the property without backing out onto Gresham Lane.
- A twenty (20) foot wide strip of the applicants property parallel to the right-of-way of Gresham Lane shall be grassed or landscaped excepts for points of ingress and egress.
- There shall be only one (1) sign with all limitations governed by the Zoning Resolution.
- The use of the single-family dwelling shall be governed by the Zoning Resolution.
- There shall be no outside storage allowed.
- No building permits shall be issued until the appropriate reviewing agency has granted site plan approval.
- Access shall be limited to Gresham Lane. The owners of the property shall be the only persons allowed to access the property from Rack Court.
- The Conditional Use Permit shall be reviewed every two (2) years.

- Staff, upon receipt of a written complaint, shall automatically review the Conditional Use Permit. If the complaint is found to be valid, the permit shall be brought back before the Rutherford County Regional Planning Commission for review.

The Rutherford County Board of Commissioners granted the Executive Director of Planning authorization to issue this **TYPE III CONDITIONAL USE PERMIT** at its regularly scheduled meeting on November 15, 2001.

John R. Davis
Executive Director

Witness My hand and official seal at Murfreesboro, Tennessee, this _____ day of _____, 2001

My Commission Expires: _____

Notary Public

Lawrence Yeager
Property Owner

Catherine B. Yeager
Property Owner

Witness My hand and official seal at Murfreesboro, Tennessee, this _____ day of _____, 2001

My Commission Expires: _____

Notary Public

CERTIFICATE OF ZONING COMPLIANCE

OWNER: Franklin Road Baptist Church

ADDRESS: Franklin Highway

PHONE: 890-0820

CIVIL DISTRICT: 13th

Tax Map: 92

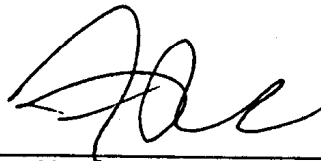
ZONING DISTRICT: R-15

Parcel No: 47

LOT SIZE: 6.85 acres

PROPOSED USE: Family Life Center and additional parking,
adjacent to existing church facility and school.

Date: November 18, 1987



F. Norris Colvert, Director
RUTHERFORD COUNTY REGIONAL
PLANNING COMMISSION
100 N. Maple Street, Room 200
Murfreesboro, Tennessee 37130



RUTHERFORD COUNTY BUILDING COMMISSIONER

Room 204, 100 North Maple Street
Murfreesboro, Tennessee 37130
896-3339

February 27, 1980

Mr. A. M. Graves
Route 7
Murfreesboro, TN 37130

Dear Mr. Graves:

RE: BZA File 80-3

The Rutherford County Board of Zoning Appeals in special session Tuesday, February 26, 1980, granted your requested variance in accordance with the following resolution:

"Mr. Cantrell moved, seconded by Mr. Scarbrough that the variance requested by Mr. A. M. Graves be granted."

The building permit for said variance may be obtained in this office at your convenience.

If this office can furnish further information or be of further assistance in the future, please do not hesitate to call.

Sincerely,

Loyd M. Hall, Secretary

LMH:tas



F. Norris Colvert, AICP
Executive Director

Rutherford County Regional Planning Commission

ONE PUBLIC SQUARE SOUTH, SUITE 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730


CERTIFICATION OF ACTION BY THE BOARD OF ZONING APPEALS

DON SUMMERDAHL BZA 92-32

Location: Lot 45 Roslyn Ct, Tax Map 92, Parcel No. 117.00.

VARIANCE REQUEST Granted: September 9, 1992

1) Allows a 3' front yard variance.


Michael Curtis,
Assistant Director

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, Tennessee 37130

Record Book
470 Pg 2183

**RUTHERFORD COUNTY BOARD OF ZONING APPEALS
TYPE II CONDITIONAL USE PERMIT**

CASE NUMBER: 2005-004

DATE: January 19, 2005

OWNER: Theodore Sapelak

PROPERTY ADDRESS: 3389 Franklin Road, Murfreesboro 37128

TAX MAP: 92

PARCEL NUMBER: 117.02

DEED BOOK: 531

PAGE NUMBER: 863

COMMISSIONER: William T. Gooch

MAGESTERIAL DISTRICT: 20th

ZONING DISTRICT: Residential-15

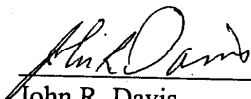
CIVIL DISTRICT: 13th

Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 419510 Instrument 1323663
Rec'd: 10.00 NBK: 78 Pg 489
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 12.00
Recorded
2/8/2005 at 12:05 PM
in Record Book
470 Pages 2183-2183

PROPOSED USE: To allow Dog Grooming Business in the Residential-15 zone

CONDITIONS:

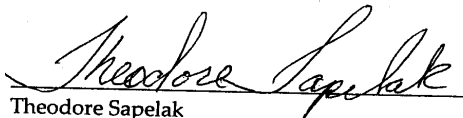
- The owners of the business shall be the only employees.
- The owners of the business shall live on the site.
- There shall be a limit of one (1) sign and it shall be limited to 6-square-foot and low profile, groundmounted and unilluminated.
- Hours shall be limited from 7:00 AM – 7:00 PM Monday – Friday.
- There shall be no customer parking within the right-of-way of Franklin Road.
- The parking area shall be arranged so vehicles may exit the property without backing out onto Franklin Road.
- The Conditional Use Permit shall be reviewed every two (2) years.



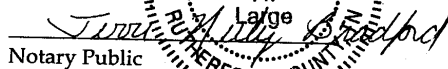
John R. Davis
Executive Director

Witness My hand and official seal at Murfreesboro, Tennessee, this 7th day of February, 2005

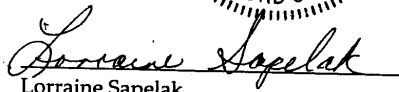
My Commission Expires: 4-21-08



Theodore Sapelak
Owner



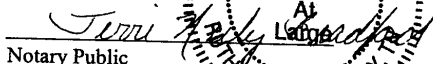
Notary Public



Lorraine Sapelak
Owner

Witness My hand and official seal at Murfreesboro, Tennessee, this 7th day of February, 2005

My Commission Expires: 4-21-08



Notary Public



RUTHERFORD COUNTY BUILDING COMMISSIONER

Room 201, 100 North Maple Street
Murfreesboro, Tennessee 37130
896-3339

September 14, 1983

Mr. Leonard Norris
Route 8, Pitts Lane
M'boro, TN 37130

Dear Mr. Norris:

RE: BZA File 83-12

The Rutherford County Board of Zoning Appeals in special session Tuesday, September 13, 1983, approved your requested rear yard variance for Deerfield Subdivision, lot 97 in accordance with the following resolution:

"Mr. Palmer moved, seconded by Mr. Cantrell that a
5' rear yard variance be granted."

If this office can furnish further information or be of any further assistance, please do not hesitate to call.

Sincerely,

Loyd M. Hall
Secretary

LMH:tas



RUTHERFORD COUNTY BUILDING COMMISSIONER

Room 201, 100 North Maple Street
Murfreesboro, Tennessee 37130
896-3339

February 24, 1983

Mr. James Rowland
1018 Houston Drive
Murfreesboro, TN 37130

Dear Mr. Rowland:

RE: BZA File 83-2

The Rutherford County Board of Zoning Appeals in special session Wednesday, February 23, 1983, approved your requested variance on lot 21, Old South Estates (see attached survey dated Dec. 23, 1982 by Robert E. Francis) in accordance with the following resolution:

"Mr. Cantrell moved, seconded by Mr. Scarbrough that this requested variance be granted."

If this office can furnish further information or be of any further assistance in the future, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Loyd M. Hall".

Loyd M. Hall
Secretary

LMH:tas

Attachment

cc: John Juneau

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, TN 37130

CONDITIONAL USE PERMIT

028506

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT NO. BZA 96-26 FOR SHIRLEY A. CROWELL IN THE RESIDENTIAL 20 ZONE LOCATED ON TAX MAP 92B, GROUP D, PARCEL NO. 24.00 OF THE RUTHERFORD COUNTY TAX MAPS AND REFERENCED BY DEED BOOK 575, PAGE 298.

WHEREAS, the Rutherford County Board of Zoning Appeals advertised and held public hearing on August 14, 1996 to consider application for a Conditional Use Permit No. BZA 96-26 submitted by Shirley A. Crowell to allow a one chair beauty shop in the 13th Civil District and 20th Magisterial District, and located at 620 Doe Drive;

and,

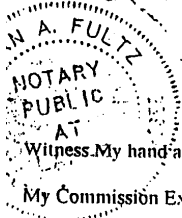
WHEREAS, the following findings of fact have been made in regard to said Conditional Use Permit:

- 1) the application meets the requirements and standards specified in Articles VI and VII for the Rutherford County Zoning Resolution;
- 2) the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
- 3) the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the R-20 district regulations;
- 4) that the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, and water; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
- 5) that the proposed building or use will not result in the destruction, loss, or damage of any features determined by the Board to be of significant natural, scenic or historic importance;
- 6) the applicant agreed that the proposed building or use will comply with all additional standards imposed by the Board; and
- 7) no one spoke at the public hearing.

NOW THEREFORE BE IT RESOLVED that based upon said findings of fact, the Rutherford County Board of Zoning Appeals hereby GRANTS Conditional Use Permit No. BZA 96-26 for Shirley A. Crowell in the Residential 20 zone on the above described property under these conditions:

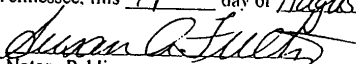
- 1) Only one person shall operate the beauty shop.
- 2) There shall be no sign
- 3) One customer shall be served at a time. Staff realizes some overlap will occur with customers coming and going.
- 4) The parking area shall be screened from the street and side yards.
- 5) Parking area shall be provided to allow two vehicles, with one able to turn around and leave the drive without backing into the street.

Date: August 14, 1996





Kevin L. Rigsby
Assistant Planner

Witness My hand and official seal at Murfreesboro, Tennessee, this 19th day of August, 1996
My Commission Expires: 1/19/99


Notary Public




Shirley A. Crowell
Applicant

Witness My hand and official seal at Chapel Hill, Tennessee, this 19th day of August, 1996
My Commission Expires: 7-15-97

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, Tennessee 37130

COPY

Record
318 Ps

**RUTHERFORD COUNTY BOARD OF COMMISSIONERS
TYPE III CONDITIONAL USE PERMIT**

CASE NUMBER: A-638

DATE: September 12, 2003

PROPERTY OWNER: Joseph Morgan

PROPERTY ADDRESS: 585 Spike Trail

TAX MAP: 92B

GROUP: D

PARCEL NUMBER: 35

DEED BOOK: 468

PAGE NUMBER: 29

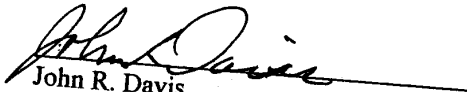
ZONING DISTRICT: Residential-15

PROPOSED USE: Photography Studio

CONDITIONS:

- A twenty (20) foot wide strip of the applicants' property parallel to the right-of-way of Spike Trail shall be grassed or landscaped except for points of ingress and egress.
- There shall be only one (1) sign. The sign size shall be limited to two (2) square feet and shall be displayed on the house.
- The owner of the business shall be the only employee and shall live on site.
- There shall be no outside storage allowed.
- Hours of operation shall be limited from 10:00 a.m. to 5:00 p.m. Monday through Saturday. No operation on Sunday shall be allowed.
- There shall be no more than two (2) customers allowed on site at any one time.

The Rutherford County Board of Commissioners granted the Executive Director of Planning authorization to issue this **TYPE III CONDITIONAL USE PERMIT** at its regularly scheduled meeting on September 11, 2003.


John R. Davis
Executive Director

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, TN 37130

252

024863

CONDITIONAL USE PERMIT

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT NO. BZA 97-8 FOR KIM LANE IN THE RESIDENTIAL 20 ZONE LOCATED ON TAX MAP 790 GROUP D, PARCEL NO. 52.00 OF THE RUTHERFORD COUNTY TAX MAPS AND REFERENCED BY DEED BOOK 376, PAGE 36.

WHEREAS, the Rutherford County Board of Zoning Appeals advertised and held public hearing on March 12, 1997 to consider application for a Conditional Use Permit No. BZA 97-8 submitted by Kim Lane to allow two children's consignment sales per year in the 7th Civil District and the 20th Magisterial District, and located at 689 Doe Drive;

and,

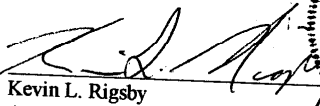
WHEREAS, the following findings of fact have been made in regard to said Conditional Use Permit:

- 1) the application meets the requirements and standards specified in Articles VI and VII for the Rutherford County Zoning Resolution;
- 2) the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
- 3) the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the R-20 district regulations;
- 4) that the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, and water; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
- 5) that the proposed building or use will not result in the destruction, loss, or damage of any features determined by the Board to be of significant natural, scenic or historic importance;
- 6) the applicant agreed that the proposed building or use will comply with all additional standards imposed by the Board; and
- 7) no one spoke at the public hearing.

NOW THEREFORE BE IT RESOLVED that based upon said findings of fact, the Rutherford County Board of Zoning Appeals hereby GRANTS Conditional Use Permit No. BZA 97-8 for Kim Lane in the Residential 20 zone on the above described property, with the following conditions:

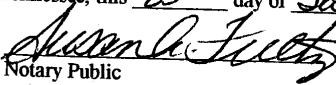
1. The required number of parking spaces shall be 5, plus 1 for each business vehicle. Adequate parking shall be provided offstreet in order for the normal traffic flow of the neighborhood to not be interrupted.
2. Only two sales per year with a maximum number of hours per sale being 15.
3. Signs shall be limited to 20 total square feet and temporary and shall be in place during the time of the sale only.
4. Staff of the Rutherford County Building Codes Department shall carefully monitor the March 1997 sale and the applicants shall be recalled before the Board of Zoning Appeals if problems are detected.

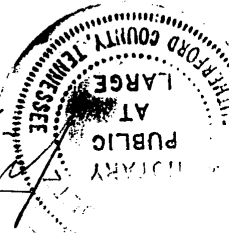
Date: March 12, 1997


Kevin L. Rigsby
Assistant Planner

Witness My hand and official seal at Murfreesboro, Tennessee, this 25th day of July, 1997

My Commission Expires: 1/19/99


Notary Public





F. Norris Colvert, AICP
Executive Director

Rutherford County Regional Planning Commission

ONE PUBLIC SQUARE SOUTH, SUITE 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730

CONDITIONAL USE PERMIT

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT NO. BZA 94-29 FOR DIANE WEBER IN THE RESIDENTIAL 20 ZONE LOCATED ON TAX MAP 92B, GROUP F, PARCEL NO. 26.00 OF THE RUTHERFORD COUNTY TAX MAPS.

WHEREAS, the Rutherford County Board of Zoning Appeals advertised and held public hearing on August 10, 1994 to consider application for a Conditional Use Permit No. BZA 94-29 submitted by Diane Weber to allow a Day Care in the 7th Civil District and 20th Magisterial District, and located on Spike Trail.

and,

WHEREAS, the following findings of fact have been made in regard to said Conditional Use Permit.

- 1) Diane Weber has been granted permission to have a Day Care for up to twelve (12) children.
- 2) There was considerable opinion both for and against the application at a public hearing.
- 3) The Health Department will require 145 feet of additional field line to be added to the existing septic system.
- 4) There will be a fence installed consisting of privacy to the front and North sides side and rear chain link to the south side and rear.
- 5) The file will be reviewed in one year by the Board of Zoning Appeals.

NOW THEREFORE BE IT RESOLVED that based upon said findings of fact, the Rutherford County Board of Zoning Appeals hereby GRANTS Conditional Use Permit No. BZA 94-29 for Diane Weber in the Residential 20 zone on the above described property.

Date: August 10, 1994

Michael A. Curtis
Assistant Planner

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, TN 37130

022539

CONDITIONAL USE PERMIT

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT NO. BZA 97-24 FOR MARY BELLE HUNTER IN THE RESIDENTIAL 20 ZONE LOCATED ON TAX MAP 100L GROUP C, PARCEL NO. 12.00 OF THE RUTHERFORD COUNTY TAX MAPS AND REFERENCED BY DEED BOOK 466, PAGE 246.

WHEREAS, the Rutherford County Board of Zoning Appeals advertised and held public hearing on June 11, 1997 to consider application for a Conditional Use Permit No. BZA 97-24 submitted by **Mary Belle Hunter** to allow an apartment in her home in the 12th Civil District and the 7th Magisterial District, and located at 4249 Higdon Drive;

and,

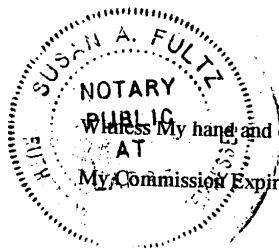
WHEREAS, the following findings of fact have been made in regard to said Conditional Use Permit:

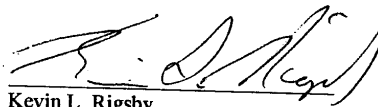
- 1) the application meets the requirements and standards specified in Articles VI and VII for the Rutherford County Zoning Resolution;
- 2) the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
- 3) the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the R-20 district regulations;
- 4) that the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, and water; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
- 5) that the proposed building or use will not result in the destruction, loss, or damage of any features determined by the Board to be of significant natural, scenic or historic importance;
- 6) the applicant agreed that the proposed building or use will comply with all additional standards imposed by the Board; and
- 7) Five people spoke in opposition at the public hearing.

NOW THEREFORE BE IT RESOLVED that based upon said findings of fact, the Rutherford County Board of Zoning Appeals hereby GRANTS Conditional Use Permit No. BZA 97-24 for Mary Belle Hunter in the Residential 20 zone on the above described property, with the following conditions:

1. The apartment shall not have a separate outside entrance.
2. The house shall remain only 3 bedrooms.
3. The apartment will be used solely for the benefit of Ms. Hunter's daughter.

Date: June 11, 1997

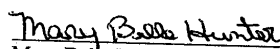



Kevin L. Rigsby
Assistant Planner

Witness My hand and official seal at Murfreesboro, Tennessee, this 7th day of July, 1997

My Commission Expires: 1/19/99


Susan A. Fulton
Notary Public


Mary Belle Hunter
Applicant



F. Norris Colvert, AICP
Executive Director

Rutherford County Regional Planning Commission

ONE PUBLIC SQUARE SOUTH, SUITE 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730

CONDITIONAL USE PERMIT

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT NO. BZA 95-20 FOR **JENNIFER VINING** IN THE RESIDENTIAL 20 ZONE LOCATED ON TAX MAP 92G, GROUP A, PARCEL NO. 1.00 OF THE RUTHERFORD COUNTY TAX MAPS.

WHEREAS, the Rutherford County Board of Zoning Appeals advertised and held public hearing on May 10, 1995 to consider application for a Conditional Use Permit No. BZA 95-20 submitted by Jennifer Vining to allow a day care for up to seven (7) children in the 13th Civil District and 20th Magisterial District, and located at 2302 Miranda Drive.

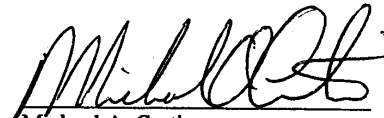
and,

WHEREAS, the following findings of fact have been made in regard to said Conditional Use Permit:

- 1) No one spoke in opposition at the public hearing.

NOW THEREFORE BE IT RESOLVED that based upon said findings of fact, the Rutherford County Board of Zoning Appeals hereby GRANTS Conditional Use Permit No. BZA 95-20 for Jennifer Vining in the Residential 20 zone on the above described property.

Date: May 11, 1995


Michael A. Curtis
Assistant Planner



Rutherford County Regional Planning Commission

ONE PUBLIC SQUARE SOUTH, SUITE 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730

CERTIFICATE OF ZONING COMPLIANCE HOME OCCUPATION

OWNER: Tracy Martin

PROPERTY ADDRESS: 3542 Lehigh Drive

DATE: October 12, 1995

MAGESTERIAL DISTRICT: 7th

COMMISSIONER: Gary Farley

ZONING DISTRICT: R-20

PROPOSED USE: Delivery of temporary signs.

HOME OCCUPATION SHALL COMPLY WITH THE PROVISIONS OUTLINED IN
SECTION 7.03 OF THE RUTHERFORD COUNTY ZONING ORDINANCE.

Michael A. Curtis
Assistant Planner



Rutherford County Regional Planning Commission

ONE PUBLIC SQUARE SOUTH, SUITE 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730

CERTIFICATION OF ACTION BY THE BOARD OF ZONING APPEALS

JASON SCOT BRASFIELD BZA 97-14

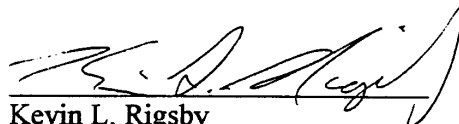
Location: 102 Roslyn Court, Tax Map 101B, Group B, Parcel 15.00

VARIANCE REQUEST Granted: April 9, 1997

Variance from Article XIV, Section 14.04 of the Rutherford County Zoning Resolution

Maximum accessory structure size for lots under 3 acres-1000 square feet

- 1) Allows for 1152 total square feet of accessory structure.
- 2) No one spoke at the public hearing.


Kevin L. Rigsby
Assistant Planner

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, TN 37130

031337

RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION

Appeal No. 99-41 Date: June 9, 1999

Applicants: Debby Ann Buckley

Address of Appeal: 2539 Angelyn Drive

Tax Map: 92G Group: B Parcel No. 28.00

Current Zoning of Property: R-20 Deed Book: 483 Page No. 245

Type of Appeal:

Conditional Use Permit for a Meat Packing Parts Distributorship

FINDING OF FACT:

The Board found that the request met the following
Standards of General Applicability Article VII, Section 7.02:

- A. That the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matter affecting the public health, safety, and general welfare.
- B. That the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.
- C. That the proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water, and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
- D. That the proposed building or use will not result in the destruction, loss, or damage of any features determined by the Board, to be of significant natural, scenic or historic importance.
- E. That the proposed building or use complies with all additional standards imposed by the Board.
- F. All sink holes are to be protected as permanent open space, therefore, all uses must take care not to generate additional runoffs into a sinkhole or cause excess sediment to reach the sinkhole.

MOTION: Tony Webb moved, seconded by Betty Lester, to approve the conditional use permit on the above described property with the following conditions:

- There shall be no sign.
- An off-street area shall be provided for vehicles to load and unload, and it shall be to the side or rear of the house and screened all of the way around.
- Facilities for vehicular access to and from the site shall be arranged to permit vehicles to exit from the site without backing out onto Angelyn Drive.
- Required off-street parking shall be located on site and be screened all of the way around with evergreen vegetation reaching at least three feet high at maturity.
- All deliveries and pickups shall be done by normal residential shipping methods only.
- No customers allowed on site.
- No more than 2 employees who live off the property, and no more than four employees total for the business.
- There shall be no more than two company vehicles on site at any one time.
- This conditional use permit shall be reviewed by the Board both 6 months and 1 year from this date.

VOTE: AYES 3 NAYES 1 PASS 1

Zane Cantrell
Chairman

John Davis
Secretary

Witness My hand and official seal at Murfreesboro, Tennessee, this 14th day of July 1999

My ~~MY COMM. EXPIRES APRIL 16, 2000~~

Jeri July Bradford
Notary Public

Debby Ann Buckley
Applicant

Witness My hand and official seal at Murfreesboro Tennessee, this 15 day of June 1999

My Commission Expires: Aug. 20, 2000

K. J. Depp
Notary Public

RUTHERFORD COUNTY, TENNESSEE
Received for recording the 23 day
of JUL, 1999 at 8:36 AM
Notebook 54 page 293
REC. FEE \$ 8.00 REC#178764-001
STATE TAX \$ _____ LORI DIETRICH
REG. FEE \$ _____ Deputy Register
COMP. FEE \$ 2.00
RECORDED IN BOOK 655 Page 841
JENNIFER M. GERHART, REGISTER



F. Norris Colvert, AICP
Executive Director

Rutherford County Regional Planning Commission

ONE PUBLIC SQUARE SOUTH, SUITE 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730

CONDITIONAL USE PERMIT

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT NO. BZA 90-25 FOR LUCIA GAGE IN THE RESIDENTIAL 20 ZONE LOCATED ON TAX MAP NO. 92G, GROUP "B", PARCEL NO. 42.00 OF THE RUTHERFORD COUNTY TAX MAPS.

WHEREAS, the Rutherford County Board of Zoning Appeals advertised and held a public hearing June 20, 1990 to consider application for a Conditional Use Permit No. BZA 90-25 submitted by Lucia Gage to allow a day care facility in a Residential 20 zone; located in the 13th Civil District and 20th Magisterial District, and located on Campfire Drive;

and,

WHEREAS, the following finding of fact have been made in regard to said Conditional Use Permit:

- 1) Must meet licensing requirements of the Department of Human Services.
- 2) No neighborhood opposition voiced at public hearing.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the Rutherford County Board of Zoning Appeals hereby GRANTS Conditional Use Permit No. BZA 90-25 for Lucia Gage in the Residential 20 zone on the above described property.

Date: June 20, 1990



Rutherford County Regional Planning Commission

ONE PUBLIC SQUARE SOUTH, SUITE 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730

CERTIFICATION OF ACTION BY THE BOARD OF ZONING APPEALS

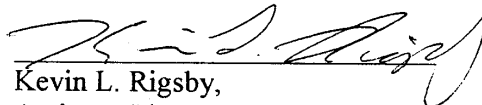
REBURN CONSTRUCTION LLC BZA 96-42

Location: 3570 Swarthmore Court, Tax Map 101B, Group B, Parcel 41.00

VARIANCE REQUEST Granted: September 11, 1996

Rutherford County Zoning Resolution Article XVI Chart 2
Minimum front setback of 40 feet from the right-of-way

- 1) Allows for a front setback of 36.6 feet.
- 2) No one spoke at the public hearing.


Kevin L. Rigsby,
Assistant Planner

RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION

Appeal No. 99-53 Date: July 14, 1999

Applicant: Arthur L. Butler, Jr.

Address of Appeal: 2271 High Meadow Drive

Current Zoning of Property: R-20 Tax Map: 92G Group: D Parcel No. 14.00

Type of Appeal

Variance from Article XIV, Section 14.04 of the Rutherford County Zoning Resolution of 248 square feet to allow 1248 square feet of accessory structures in the R-20 zone

FINDING OF FACT:

The Board found that the request did meet the following
Standards and Proof Required for Variations Article VIII, Section 8.04.B:

- ☐ 1. Practical Difficulties
The narrowness, shallowness or shape, topography or other conditions of the land is such that it is extremely difficult to comply with the generally applicable bulk or other regulations of the zoning classifications for the property
- ☒ 2. Unusual Characteristics of the Subject Property
The property is unusual in that it has unusual physical features compared to other property located in the same zoning district.
- ☐ 3. Not Self-created
The condition of the property has not resulted from any deliberate action by the owner.

MOTION: Carroll Uselton moved, seconded by Eris Read, to approve the variance on the above described property.

VOTE: AYES 5 NAYES 0


Chairman


Secretary



F. Norris Colvert
Director

Rutherford County Regional Planning Commission

100 NORTH MAPLE STREET, ROOM 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730

November 9th, 1988

Dear County Residents,

Be advised that Jim and Barbara Potter have submitted application for a variance from the front yard minimum set-back requirement in a residential zone; for a dwelling under construction on Lot 1, Glendale Subdivision located at the corner of Gresham Lane and Miranda Drive.

A public hearing is scheduled by the Board of Zoning Appeals on Wednesday, November 16th at 4:30 p.m. in Room 202, 100 N. Maple Street, Murfreesboro. Any person desiring to be heard will be afforded an opportunity at said hearing.

Copies of the request and other related documents are available for examination at the planning department.

Respectfully,

F. Norris Colvert, Director



Sh
12/14/88

STATE OF TENNESSEE
DEPARTMENT OF HEALTH AND ENVIRONMENT
CORDELL HULL BUILDING
NASHVILLE, TENNESSEE 37219-5402

NED McWHERTER
GOVERNOR

J. W. LUNA
COMMISSIONER

December 6, 1988

Mr. and Mrs. Jim Potter
451 Sharandale Dr.
Murfreesboro, TN 37129

Dear Mr. and Mrs. Potter:

On November 15, 1988 this Department received your letter requesting a variance from the requirement that you must have area to duplicate your subsurface sewage disposal system at your new house on Lot #1, Glendale Subdivision in Rutherford County, Tennessee.

In order to evaluate your request, Mr. Larry Matthews from the Central Office of the Division of Ground Water Protection and Mr. Fali Kapadia from the Rutherford County Department of Health and Environment visited your property on December 2, 1988. At the time of their visit they determined that the back yard had a high probability of being suitable for use with a mound subsurface sewage disposal system. At that time they requested that you have the back yard grid staked at a 25 foot grid interval and then have a high-intensity soils map made of this area to determine its suitability for use with a mound system.

Once this map is complete, Messrs. Matthews and Kapadia will determine if a mound system can be installed. If it can, then a new plat for your lot must be recorded showing that area reserved for use with a mound system. At that time your property will again be fully approved and you will not need a variance.

In the event that the rear yard is not suitable for use with a mound system, then your request for a variance will be further evaluated at that time.

If you have any questions, please telephone Mr. Matthews at (615) 741-0690 or Mr. Kapadia at 898-7700.

Sincerely,

J. W. Luna
J.W. LUNA
Commissioner

JWL/LM/E3038340

cc: Mid-Cumberland Regional Office
Rutherford County Department of Health and Environment



Rutherford County Regional Planning Commission

ONE PUBLIC SQUARE SOUTH, SUITE 200
MURFREESBORO, TENNESSEE 37130
PHONE 615-898-7730

CERTIFICATION OF ACTION BY THE BOARD OF ZONING APPEALS

JOSEPH H. SPANN BZA 95-65

Location: 462 Sharondale Drive, Tax Map 92J ,Group A, Parcel 26.00

VARIANCE REQUEST Granted: December 13, 1995

Rutherford County Zoning Resolution Article XVI Chart 2
Front Yard Setback in the R-20 Zone.

- 1) Allows for a thirty-two (32) foot front yard setback for a carport attached to the garage
- 2) Three telephone calls were received in opposition
- 3) No one spoke at the public hearing

Michael A. Curtis,
Assistant Planner

RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION
100 N. Maple Street, Room 200
Murfreesboro, TN 37130

Dear _____:

RE: File A-159

This letter is to inform you of the public hearing on a rezoning request in your neighborhood which has been made by Mrs. Janie V. White. This request consists of changing from Agricultural to Commercial approximately 1 1/2 acres owned by Janie V. White. This property is located in the 13th Civil District adjacent to and south of the intersection of Gresham Lane & Highway 96.

The Rutherford County Board of Commissioners will meet at 10:30 A.M., July 9, 1979, at the Courthouse to hold the public hearing on this project.

If you have any comments or questions concerning this project, please do not hesitate to attend this meeting or call our office.

Sincerely,

Sam Parnell, Director

BAD:syt

The above letter was sent to the following persons:

Mr. B. L. Trover
Mr. Robert Terrell Stacey - c/o Mary Ann Derryberry
Mr. James E. Richardson
Mr. Clarence H. Waldron
Mr. Ferrell L. Holloway
Mrs. Janie V. White

RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION

Appeal No. 98-29

Date June 10, 1998

Applicant Penny Davis

Address of Appeal 3185 Franklin Road

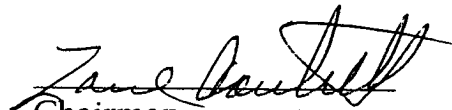
Type of Appeal
Conditional Use
Temporary Use

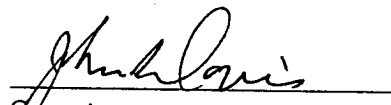
<input checked="checked" type="checkbox"/>
<input type="checkbox"/>

MOTION: Eris Read moved, seconded by Betty Lester, to approve the conditional use permit for a family daycare home with the following conditions:

- Sign size shall be limited to 3 square feet, per Article XXI, Section 21.03 of the Rutherford County Zoning Resolution. Up to 5 square feet of total area may be allowed under Article VII, Section 7.03.
- An off-street area shall be provided for vehicles to load and unload passengers.
- Facilities for vehicular access to and from the site shall be arranged to permit vehicles to exit from the site without backing out onto Franklin Road.
- Required off-street parking shall be located on site.
- The number of children kept in the home shall be no more than 7.
- The play area shall be fenced separately from the pool.

VOTE: AYES 5 NAYES 0 PASS 0


Chairman


Secretary

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, Tennessee 37130

REC # 000010 INSTRUMENT
Rec'd: 10.00 NEK: 69 P
State: 0.00
Clerk: 0.00 Record
EDP: 2.00 4/25/2003 at
Total: 12.00 in Record
256 Pages 1!

**RUTHERFORD COUNTY BOARD OF COMMISSIONERS
TYPE III CONDITIONAL USE PERMIT**

CASE NUMBER: A-608
PROPERTY OWNER: William A. Morris
PROPERTY ADDRESS: 3245 Franklin Road

DATE: April 18, 2003

Record
256 Pg

TAX MAP: 920 **GROUP:** A **PARCEL NUMBER:** 19
DEED BOOK: 211 **PAGE NUMBER:** 599

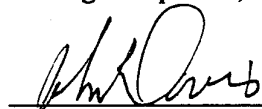
ZONING DISTRICT: Finance-Insurance-Real Estate

PROPOSED USE: Insurance Office

CONDITIONS:

- [REDACTED] are still in full force with the following conditions replacing the appropriate sections:
 - There shall be two (2) signs allowed. The wall sign shall be limited to nine (9) square feet, and the free standing sign shall be governed by the Rutherford County Zoning Resolution. However, neither sign shall be illuminated.

The Rutherford County Board of Commissioners granted the Executive Director of Planning authorization to issue this **TYPE III CONDITIONAL USE PERMIT** at its regularly scheduled meeting on April 17, 2003.




John R. Davis
Executive Director

Witness My hand and official seal at Murfreesboro, Tennessee, this 21st day of April, 2003

My Commission Expires: 4-19-2004



Notary Public



William A. Morris
Applicant

Witness My hand and official seal at Murfreesboro, Tennessee, this 21st day of April, 2003

MY COMM. EXPIRES APRIL 19, 2004
My Commission Expires: _____



Notary Public

RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION

Appeal No. 2002-088

Date: November 13, 2002

Applicant: William A. Morris

Address of Appeal: 3245 Franklin Road, Murfreesboro 37128

Current Zoning of Property: Finance, Insurance, and Real Estate (FIRE)

Tax Map: 920 Group: A Parcel No. 19

Type of Appeal

Variance of 53.06 feet to allow a front yard setback of 16.94 feet in the FIRE zone as stated in Chart 2 of the Rutherford County Zoning Resolution.

FINDING OF FACT:

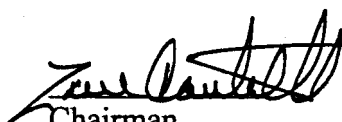
The Board found that the request did meet the following
Standards and Proof Required for Variations Article VIII, Section 8.04.B:

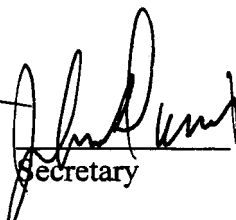
- ☒ 1. Practical Difficulties
The narrowness, shallowness or shape, topography or other conditions of the land is such that it is extremely difficult to comply with the generally applicable bulk or other regulations of the zoning classifications for the property
- ☒ 2. Unusual Characteristics of the Subject Property
The property is unusual in that it has unusual physical features compared to other property located in the same zoning district.
- ☒ 3. Not Self-created
The condition of the property has not resulted from any deliberate action by the owner.

MOTION: Tony Webb moved, seconded by Jerry Sartain, to approve the request on the above described property.

VOTE: AYES 5

NAYES 0


Chairman


Secretary

RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION

Appeal No. 97-52

Date October 8, 1997

Applicant: Guy L. Nastasi

Address of Appeal: 541 Tara Trace

Type of Appeal
Variance

<input checked="" type="checkbox"/>
<input type="checkbox"/>

FINDING OF FACT:

The Board found that the request met the following
Standards and Proof Required for Variations Article VIII, Section 8.04.B:


- ☒ 1. Practical Difficulties
The narrowness, shallowness or shape, topography or other conditions of the land is such that it is extremely difficult to comply with the generally applicable bulk or other regulations of the zoning classifications for the property
- ☐ 2. Unusual Characteristics of the Subject Property
The property is unusual in that it has unusual physical features compared to other property located in the same zoning district.
- ☐ 3. Not Self-created
The condition of the property has not resulted from any deliberate action by the owner.

MOTION: Eris Read moved to deny the 296 square foot variance for an accessory structure, seconded by Tony Webb.

VOTE: AYES 2 NAYES 03

As the motion to deny failed, the variance was approved.


Chairman


Secretary

Board of Zoning Appeals

Approved 5-13-92

GERALD BOWEN BZA 92-15

Location: 3890 Franklin Road, Tax Map 92P, Group "A", Parcel No: 2.00, Mr. Bowen has submitted application for a variance from the side and rear yard setback requirements for an unattached accessory structure.

Mr. Bowen stated that he poured the slab for his garage unaware that he needed a building permit. He said that when the building inspector checked the slab it was three feet from his side and rear property lines and the requirement is five feet. He stated that he has spoke with the affected neighbors and they have no objections.

Chairman Cantrell opened the floor to public hearing. No one spoke in opposition. The public hearing was closed.

Mr. Read made a motion, seconded by Mr. Webb to approve Mr. Bowen's request. The motion carried unanimously by roll call vote (5 for).

Document Prepared by:
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, TN 37130

CONDITIONAL USE PERMIT

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT NO. A-420 CUP FOR DONALD BRANDON IN THE RESIDENTIAL 20 ZONE LOCATED ON TAX MAP 92P, GROUP A, PARCEL NO. 17.00 OF THE RUTHERFORD COUNTY TAX MAPS AND REFERENCED BY DEED BOOK 259, PAGE 493.

WHEREAS, the Rutherford County Regional Planning Commission advertised and held public hearing on October 5, 1998 to consider application for a Conditional Use Permit No. A-420 CUP submitted by **Donald Brandon** for Retail Trade 5932 Antique and Craft Shop in the 13th Civil District and the 20th Magisterial District, and located at 105 Paschal Drive;

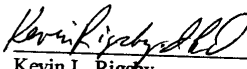
and,
WHEREAS, the following findings of fact have been made in regard to said Conditional Use Permit:

- 1) the application meets the requirements and standards specified in Articles VI and VII for the Rutherford County Zoning Resolution;
- 2) the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
- 3) the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the R-20 district regulations;
- 4) that the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, and water; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
- 5) that the proposed building or use will not result in the destruction, loss, or damage of any features determined by the Board to be of significant natural, scenic or historic importance;
- 6) the applicant agreed that the proposed building or use will comply with all additional standards imposed by the Board.

NOW THEREFORE BE IT RESOLVED that based upon said findings of fact, the Rutherford County Board of Commissioners hereby GRANTS Conditional Use Permit No. A-420 CUP for Donald Brandon in the Residential 20 zone on the above described property, with the following conditions:

- Only one sign is permitted. Sign size shall be limited to 3 square feet, per Article XXI, Section 21.03 of the Rutherford County Zoning Resolution. Up to 5 square feet of total area may be allowed under Article VII, Section 7.03.
- Facilities shall be provided so that vehicles can exit from the property without backing out onto Paschal Drive.
- Ingress/egress shall be limited to Paschal Drive.
- The parking area shall be to the rear or side of the house and it shall be screened all of the way around with a low-profile evergreen vegetative screening reaching a minimum height of three feet at maturity.
- There shall be no more than two employees that live off of the property, and there shall be no more than four employees total for the business.
- Hours shall be limited to 8 am to 6 pm Monday through Saturday.
- There shall be no outside storage.
- This conditional use permit shall be reviewed every two years, at which time it must be renewed or allowed to expire.
- This conditional use permit shall be automatically reviewed upon receipt of a written complaint.

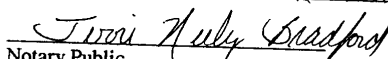
Date: October 15, 1998


Kevin L. Rigby
Assistant Planner

Witness My hand and official seal at Murfreesboro, Tennessee, this 2nd day of November, 1998

My Commission Expires:

MY COMM. EXPIRES APRIL 16, 2000


Travis Huly Bradford
Notary Public

BZA Minutes 2-12-92

HARVEY CANTRELL BZA 92-2

Location: Rucker Ln., Tax Map 100, Parcel No. 9.00 & 9.02, Mr. Cantrell has submitted application for a variance for a allow an accessory apartment in conjunction with dwelling on a 5 acre lot in a residential zone.

Ernie Johns stated that Mrs. Cantrell is requesting this variance because she wants two separate electric meters on the house and apartment. She wants someone to be on the property to watch over it and the house when she is unable to be there.

Chairman Cantrell opened the floor to public hearing. Hoyte Owen asked if the use could be used as a duplex if Mrs. Cantrell sold the property. The possible use as a duplex was his only concern. The public hearing was closed.

Mrs. Lester made a motion, seconded by Mrs. Webb to approve Mrs. Cantrell's request. The motion carried by roll call vote (5 for).

MEMORANDUM

Rutherford County Regional Planning Commission

DATE: AUGUST 8, 2003
TO: Rutherford County Regional Planning Commission
FROM: Future Development Committee
RE: CASE NO: A-635
APPLICANT: JOHN B. MCDOUGAL
PROPERTY OWNER: JOHN B. AND JACKIE MCDOUGAL
COMMISSIONER: GARY FARLEY
P.C. 1101 GROWTH BOUNDARY: MURFREESBORO
ADDRESSES: 4038 OLD SALEM ROAD, ROCKVALE, 37153
TRACT SIZE: APPROXIMATELY .44 ACRES (PARCEL 14)
CURRENT ZONING: RESIDENTIAL-15
MAP NO.: 115 PARCEL: 14.00
REQUEST:
A. REZONING FROM RESIDENTIAL-15 TO SERVICES
B. CONDITIONAL USE PERMIT
1. PHOTOGRAPHY STUDIO

We have reviewed the referenced Application and have the following comments.

Schools: The proposed use should have no impact on schools.

Utilities: According to maps provided by Larry McElroy of Consolidated Utility District, there is a six (6) inch water line running parallel to Old Salem Road to service this property.

Public Services: The proposed use should create little increased demand on public services.

Floodplain: According to the F.E.M.A. maps, no portion of this property is located within the flood plain.

Traffic: The proposed use has the potential to generate approximately 98 additional trip ends daily from this area according to the Institute of Transportation Engineers (ITE) Trip Generation Manual. There are no traffic counts within a one (1) mile radius of the parcel in question.

Long Range Transportation Plan: The Long Range Transportation Plan for Rutherford County has classified Old Salem Road as a Collector roadway with a required right-of-way of sixty (60) feet. Currently, this roadway has a right-of-way of fifty (50) feet. The Planning Commission will need to determine if the applicant should be required to

dedicate the necessary right-of-way to bring the portion of the roadway from the centerline fronting the property in question into compliance with the Long Range Transportation Plan for Rutherford County.

The Long Range Transportation Plan for Rutherford County classified Rucker Lane as an Arterial roadway with a required right-of-way of 100 feet. Currently, this roadway has a right-of-way of forty (40) feet. The Planning Commission will need to determine if the applicant should be required to dedicate the necessary right-of-way to bring the portion of the roadway from the centerline fronting the property in question into compliance with the Long Range Transportation Plan for Rutherford County. The Long Range Transportation Plan for Rutherford County has outlined the extension of Joe B. Jackson Parkway along a small stretch of Rucker Lane at its intersection with Old Salem Road. Long-Term Improvement # 3 (LTI #3) is for a 2-lane undivided swale section. This project is scheduled for completion in 2015.

Additional Comments: The applicant is proposing to utilize the parcel in question for a photography studio. The size of the building would be approximately 1,500 to 2,500 square feet in size. The application states the hours of operation would be by appointment only, with no more than four (4) employees, not including the owner. The applicant is requesting two signs: one ground sign limited to thirty-two (32) square feet, and one wall sign limited to twenty-four (24) square feet. The Zoning Resolution allows a commercial use one ground sign and one wall sign.

The property in question is located within the *Salem Pike Study Area*, adopted January 14, 2002. This plan calls for the corner of Old Salem Road and Rucker Lane to be used for Institutional Uses, which has a variety of uses associated with it.

Commercial activities in the immediate area include:

- The nearest commercial activity is located approximately one-fourth ($\frac{1}{4}$) of a mile to the southwest on Old Salem Road. This property was zoned to Commercial in conjunction with the 1962 Zoning Resolution.
- A second commercial activity is located approximately one-half ($\frac{1}{2}$) of a mile to the southwest on Old Salem Road. This property was zoned to Manufacturing in February of 1990 with a Conditional Use Permit to allow the building and storage of pallets.

In accordance with development strategy, a new business should be located where there are existing businesses that serve the same geographic area. The parcel in question is located in the traditional node of the Salem community.

Required Design Standards: The applicant will be required to install or adhere to the following stipulations as outlined by the Rutherford County Zoning Resolution.

- Buffering of the property in question shall be designed in accordance with the Zoning Resolution.
- The parking area shall be to the side or rear of the principal structure and screened as provided for in the Zoning Resolution.
- The parking area shall be designed in accordance with the Zoning Resolution.
- Facilities for vehicular access to and from the site shall be arranged to permit vehicles to exit from the property without backing out onto Old Salem Road or Rucker Lane.
- The Conditional Use Permit shall be reviewed every two (2) years.

- In the event of a written complaint, staff shall review this Conditional Use Permit. If the complaint is found to be valid, the Rutherford County Regional Planning Commission shall review this Conditional Use Permit.
- No Certificate of Zoning Compliance shall be issued until site plan approval has been granted by the appropriate reviewing agency.

Recommendation: We Recommend Approval (5 for, 0 against, 2 pass) of this Rezoning and Conditional Use Permit with the following conditions being appropriate to attach to the Conditional Use Permit:

- Any new building shall be constructed as to be in harmony with the existing buildings, i.e. slope of roof, brick, etc.
- Glare or light from this operation and all lighting for the parking areas or for the external illumination of buildings or grounds shall be directed or located in a manner such that direct or indirect illumination for the source of the light shall not exceed one-half footcandle measured at any residential lot line. The outside lights shall be made up of a light source and reflector so that the beam is controlled and not directed across adjacent properties. It is the intent of this condition to prevent light from spilling over to those adjacent properties in amounts that can create negative impacts.
- There shall be a dedication of a five (5) foot strip of land for right-of-way to Old Salem Road.
- There shall be a dedication of a thirty (30) foot strip of land for right-of-way to Rucker Lane.

RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION

Appeal No. 2004-060

Date: June 18, 2004

Applicant: Mark Wood

Address of Appeal: 3067 Old Salem Road, Murfreesboro 37128

Current Zoning of Property: Residential-15

Tax Map: 115 Parcel No.: 20.0

Type of Appeal: Temporary Conditional Use Permit

To allow an Off-Premise Realty/Development Sign for Forest Ridge Subdivision.

FINDING OF FACT:


The Board found that the request met all six (6) Standards of General Applicability as set forth by Article VII, Section 7.02 of the Rutherford County Zoning Resolution.


Motion: Jerry Sartain moved, seconded by David Simmons, to approve a Conditional Use Permit on the above-described property with the following conditions being appropriate to attach to the Type II Conditional Use Permit:

- The subject sign shall be removed from the proposed location on the day the 11-month time period expires. The permit will expire on May 9, 2005.
- The sign shall not be lighted or illuminated.
- The sign shall not be located in the right-of way of Highway 99 (Salem Highway), and shall not be located in any drainage easements.
- The base of the sign shall be landscaped with evergreen shrubs, 3-foot in height at the time of planting.
- The sign shall not prevent a clear view of traffic along any street right-of-way, entrance or exit.
- Staff, in the event of a written complaint, shall review this application. If the complaint is found to be valid, the Rutherford County Board of Zoning Appeals shall review this Conditional Use Permit.

VOTE: AYES 5

NAYES 0


Chairman


Secretary

RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION

Appeal No. 2004-060

Date: June 17, 2004

Applicant: Mark Wood

Address of Appeal: 3067 Old Salem Road, Murfreesboro 37128

Current Zoning of Property: Residential-15

Tax Map: 115 Parcel No. 20.0

Type of Appeal: Sign Variances

Of 9-foot in height where 3-foot is permitted to allow a 12-foot sign according to Article XX, Section 20.06, Part E, Number 1 of the Rutherford County Zoning Resolution.

Of 30.0 Square-Foot in size where 2-Square-Foot is permitted to allow a 32-Square-Foot sign according to Article XX, Section 20.06, Part E, Number 1 of the Rutherford County Zoning Resolution.

FINDING OF FACT:


The Board found that the request did meet the following
Standards and Proof Required for Variations Article VIII, Section 8.04.B:

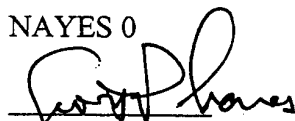
- _____ 1. Practical Difficulties
The narrowness, shallowness or shape, topography or other conditions of the land is such that it is extremely difficult to comply with the generally applicable bulk or other regulations of the zoning classifications for the property
- _____ 2. Unusual Characteristics of the Subject Property
The property is unusual in that it has unusual physical features compared to other property located in the same zoning district.
- _____ 3. Not Self-created
The condition of the property has not resulted from any deliberate action by the owner.

MOTION: Jerry Sartain moved, seconded by David Simmons, to approve the request on the above described property.

VOTE: AYES 5

NAYES 0


Chairman


Secretary

MINUTES OF RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

June 3, 1991

VI. A. WENDELL T. JONES (A-265) From R-20 to Commercial Planned

The director stated that the executive committee met May 30th and held a public hearing. He called attention to information regarding the location at New Salem Hwy. and Armstrong Valley Road, 3.35 acres. The soil site for the location of septic system has been approved, Mr. Jones is aware that the tract is adjacent to Armstrong Branch and is in the 100 year floodplain, and realizes the requirements necessary to build in the floodplain, however, there has been significant improvement to that floodplain due to road construction. The Corp of Engineers has indicated that no permit will be required from their office as it is proposed. Noone spoke in opposition at the public hearing, a sign is posted and we have had a few calls, but noone expressed opposition. The executive committee unanimously recommended that the request be sent to BOC for approval at the June 10th hearing.

A motion was made to send the Wendell T. Jones request to BOC with recommendation to approve. The motion carried unanimously by voice vote (8 for).

APPENDIX D

[Estimated Individual Taxes Based on 2005-2006 Rates]

Table II
Estimated Taxes from Area

Light Grey= On Greenbelt
Dark Grey= Taxed Commercially

Owner of Record	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
ACKERMAN KENNETH K	\$ 22,500	\$ 94,100	\$ 116,600	\$ 501
ADAMS BRENDA K	\$ 22,500	\$ 89,300	\$ 111,800	\$ 481
ADAMS JERE VARNELL ETUX	\$ 22,500	\$ 131,800	\$ 154,300	\$ 663
ADAMS JOHNNY W	\$ 22,500	\$ 96,000	\$ 118,500	\$ 510
ADAMS MAUREEN E	\$ 24,000	\$ 113,100	\$ 137,100	\$ 590
ADAMS STEPHEN A ETUX	\$ 21,000	\$ 105,600	\$ 126,600	\$ 544
ADAMSKI JOSEPH	\$ 22,500	\$ 101,300	\$ 123,800	\$ 532
ADCOCK CYNTHIA	\$ 21,000	\$ 80,400	\$ 101,400	\$ 436
ADCOCK WILLIAM C ETUX	\$ 22,500	\$ 84,500	\$ 107,000	\$ 460
AGEE THOMAS ANDERSON II	\$ 22,500	\$ 112,500	\$ 135,000	\$ 581
AGNEW DERRICK B	\$ 21,000	\$ 66,900	\$ 87,900	\$ 378
AKINS BILLY L ETUX MARIE	\$ 21,000	\$ 83,200	\$ 104,200	\$ 448
ALEA CRAIG A	\$ 22,500	\$ 77,000	\$ 99,500	\$ 428
ALLEN LORI L	\$ 21,000	\$ 82,500	\$ 103,500	\$ 445
ALLEN NANCY T	\$ 22,500	\$ 115,800	\$ 138,300	\$ 595
ALLEN ROGER L	\$ 24,000	\$ 106,900	\$ 130,900	\$ 563
ALLEN SARAH M	\$ 22,500	\$ 86,000	\$ 108,500	\$ 467
ALLEY WALTER A ETUX JO M	\$ 16,500	\$ 95,600	\$ 112,100	\$ 482
ALUISE CHRIS M	\$ 22,500	\$ 112,200	\$ 134,700	\$ 579
ALUISE PHILLIP G	\$ 22,500	\$ 116,600	\$ 139,100	\$ 598
ANDERSON KEN	\$ 25,000	\$ 210,500	\$ 235,500	\$ 1,013
ANDERSON RANSOM E ETUX	\$ 24,000	\$ 92,900	\$ 116,900	\$ 503
ANDERSON ROBERT S	\$ 24,500	\$ 81,800	\$ 106,300	\$ 457
ANDERSON VIRBLE B	\$ 109,400	\$ 163,100	\$ 272,500	\$ 1,172
ARMSTRONG SEAN B	\$ 18,200	\$ 78,800	\$ 97,000	\$ 417
ARNOLD JUDITH ANN	\$ 24,000	\$ 102,300	\$ 126,300	\$ 543
ARNOLD LUTHER J ETUX	\$ 24,400	\$ 105,300	\$ 129,700	\$ 558
ARNOLD LUTHER J ETUX DIANE	\$ 24,400	\$ 105,300	\$ 129,700	\$ 558
ARNOLD LUTHER JACKSON ETUX	\$ 9,600	\$ -	\$ 9,600	\$ 41
ASERET NILES J ETUX JEAN	\$ 22,500	\$ 113,100	\$ 135,600	\$ 583
AUSTIN BETTY SUE	\$ 22,500	\$ 88,000	\$ 110,500	\$ 475
AUSTIN JAMES PHILIP	\$ 33,000	\$ 110,211	\$ 143,211	\$ 616
AVARITT GEORGE H ETUX	\$ 24,000	\$ 105,400	\$ 129,400	\$ 556
AVARITT JOHN E	\$ 22,500	\$ 97,700	\$ 120,200	\$ 517
BAALI AHMED ETUX LISA	\$ 22,500	\$ 118,500	\$ 141,000	\$ 606
BAILEY ED RAY ETUX	\$ 25,000	\$ 105,700	\$ 130,700	\$ 562
BAKARI HOPE PATRICE	\$ 22,500	\$ 103,900	\$ 126,400	\$ 544
BAKER JOHN T	\$ 22,500	\$ 71,800	\$ 94,300	\$ 405

BAKER ROBERT R ETUX MARY	\$ 22,500	\$ 107,500	\$ 130,000	\$ 559
BALDWIN CARL M ETUX	\$ 21,000	\$ 84,800	\$ 105,800	\$ 455
BALL GREGORY N	\$ 22,500	\$ 80,400	\$ 102,900	\$ 442
BALTIMORE BEVERLY L	\$ 22,500	\$ 68,000	\$ 90,500	\$ 389
BANKS CAROLYN M ETVIR	\$ 22,500	\$ 99,800	\$ 122,300	\$ 526
BANKS TINA	\$ 26,400	\$ 103,700	\$ 130,100	\$ 559
BARD JUSTIN W	\$ 24,000	\$ 98,600	\$ 122,600	\$ 527
BARNES TERRY	\$ 22,500	\$ 71,000	\$ 93,500	\$ 402
BARRETT JAMES R	\$ 22,500	\$ 75,400	\$ 97,900	\$ 421
BARRETT KENNETH E	\$ 24,000	\$ 115,800	\$ 139,800	\$ 601
BARTLETT ROBERT L	\$ 24,000	\$ 131,800	\$ 155,800	\$ 670
BASCONE WILLIAM	\$ 22,500	\$ 100,500	\$ 123,000	\$ 529
BASKETTE TAMMY ANN	\$ 22,500	\$ 70,600	\$ 93,100	\$ 400
BASS JOHN G JR ETUX	\$ 24,000	\$ 109,300	\$ 133,300	\$ 573
BASSHAM MILISSA J	\$ 22,500	\$ 90,200	\$ 112,700	\$ 485
BAUER JAMES G	\$ 19,000	\$ 67,200	\$ 86,200	\$ 371
BEARD KEVIN B ETUX TERRI L	\$ 22,500	\$ 98,600	\$ 121,100	\$ 521
BEASLEY DANNY	\$ 24,000	\$ 104,900	\$ 128,900	\$ 554
BEASLEY JAMES R ETUX	\$ 24,400	\$ -	\$ 24,400	\$ 105
BEASLEY JAMES R ETUX	\$ 47,000	\$ 86,000	\$ 133,000	\$ 572
BEASLEY TIMOTHY ETUX	\$ 80,900	\$ 102,800	\$ 183,700	\$ 790
BEAVERS DARRELL R ETUX	\$ 24,000	\$ 117,900	\$ 141,900	\$ 610
BECHEN TOM	\$ 27,500	\$ 88,900	\$ 116,400	\$ 501
BECKER MARCELLA A	\$ 24,000	\$ 97,400	\$ 121,400	\$ 522
BELKNAP CONNIE L	\$ 21,000	\$ 93,300	\$ 114,300	\$ 491
BELL JAMES R JR ETUX SUSAN	\$ 24,000	\$ 140,300	\$ 164,300	\$ 706
BENFORD JAMES I ETUX	\$ 22,500	\$ 96,500	\$ 119,000	\$ 512
BENNETT DAVID L ETUX	\$ 31,300	\$ 113,300	\$ 144,600	\$ 622
BENTLEY MICHAEL L ETUX	\$ 22,500	\$ 84,600	\$ 107,100	\$ 461
BENTON GARY S ETUX	\$ 22,500	\$ 117,300	\$ 139,800	\$ 601
BERMUDEZ JESSE F ETUX	\$ 24,000	\$ 88,200	\$ 112,200	\$ 482
BERRY BART	\$ 22,500	\$ 86,700	\$ 109,200	\$ 470
BERRY DONALD FRANKLIN	\$ 22,500	\$ 94,500	\$ 117,000	\$ 503
BILBREY MYRA L	\$ 24,000	\$ 129,000	\$ 153,000	\$ 658
BILES WANDA H	\$ 22,500	\$ 82,300	\$ 104,800	\$ 451
BILLIOT RONALD ETUX LISA	\$ 24,000	\$ 128,400	\$ 152,400	\$ 655
BINGHAM DANNY R ETAL	\$ 22,500	\$ 92,000	\$ 114,500	\$ 492
BLACKBURN RACHEL F	\$ 61,600	\$ 123,349	\$ 184,949	\$ 795
BLAIR SUSAN KAREN ETAL	\$ 24,000	\$ 116,000	\$ 140,000	\$ 602
BLALOCK WILLIAM R	\$ 22,500	\$ 89,100	\$ 111,600	\$ 480
BLANKENSHIP LEE O JR ETUX	\$ 22,500	\$ 112,500	\$ 135,000	\$ 581
BLANTON KENNETH	\$ 22,500	\$ 115,500	\$ 138,000	\$ 593
BLEDSON GEORGE ETUX	\$ 22,500	\$ 136,800	\$ 159,300	\$ 685
BLYTHE GEORGE J ETUX	\$ 22,500	\$ 74,400	\$ 96,900	\$ 417
BOBBITT WANDA C	\$ 24,800	\$ 136,300	\$ 161,100	\$ 693
BOGLE JEFFREY GLENN	\$ 22,500	\$ 81,500	\$ 104,000	\$ 447
BOGLE STEVEN CRAIG	\$ 22,500	\$ 94,100	\$ 116,600	\$ 501

BOLLING SAMUEL WAYNE	\$ 21,000	\$ 85,700	\$ 106,700	\$ 459
BORKOSKI PAUL J	\$ 24,000	\$ 97,800	\$ 121,800	\$ 524
BOUTTAVONG SOMPHOUVIENG	\$ 23,500	\$ 130,500	\$ 154,000	\$ 662
BOWEN PAUL M ETUX	\$ 22,500	\$ 110,100	\$ 132,600	\$ 570
BOWMAN GARY L	\$ 24,000	\$ 127,300	\$ 151,300	\$ 651
BOWMAN HOWARD EDWIN ETUX	\$ 22,500	\$ 88,700	\$ 111,200	\$ 478
BRAACH CHRISTOPHER	\$ 22,500	\$ 112,900	\$ 135,400	\$ 582
BRADLEY MICHAEL E ETUX	\$ 21,000	\$ 75,500	\$ 96,500	\$ 415
BRANCH MICHAEL A ETUX	\$ 22,500	\$ 98,500	\$ 121,000	\$ 520
BRANDON DONALD ETUX	\$ 25,200	\$ 105,400	\$ 130,600	\$ 562
BRANNON THOMAS E ETUX	\$ 59,000	\$ 33,681	\$ 92,681	\$ 399
BRASHEAR RAYMOND TAYLOR	\$ 24,000	\$ 129,600	\$ 153,600	\$ 660
BRETT HAROLD CAND	\$ 26,200	\$ 126,700	\$ 152,900	\$ 657
BROWN DUANE ROBERT ETUX	\$ 24,000	\$ 82,100	\$ 106,100	\$ 456
BROWN FREDDIE R ETUX	\$ 28,500	\$ 100,700	\$ 129,200	\$ 556
BROWN JAMES ALBERT ETUX	\$ 117,000	\$ 74,712	\$ 191,712	\$ 824
BROWN JEFFREY D	\$ 21,000	\$ 72,600	\$ 93,600	\$ 402
BROWN JOHN D	\$ 25,000	\$ 153,600	\$ 178,600	\$ 768
BROWN RENEE	\$ 27,000	\$ 110,800	\$ 137,800	\$ 593
BROWN WILLIAM E ETUX	\$ 24,500	\$ 133,400	\$ 157,900	\$ 679
BROXSON EDWARD M ETUX	\$ 66,800	\$ 159,700	\$ 226,500	\$ 974
BRUCE DONALD	\$ 20,000	\$ 81,600	\$ 101,600	\$ 437
BRUCE DONALD	\$ 27,600	\$ 215,000	\$ 242,600	\$ 1,043
BRUCE DONALD L	\$ 7,200	\$ -	\$ 7,200	\$ 31
BRUCE DONALD L	\$ 21,000	\$ -	\$ 21,000	\$ 90
BRUCE DONALD L	\$ 20,000	\$ 81,400	\$ 101,400	\$ 436
BRYANT CARROLL L ETUX	\$ 23,500	\$ 97,200	\$ 120,700	\$ 519
BRYANT JAMES T	\$ 21,000	\$ 80,100	\$ 101,100	\$ 435
BUCHANAN CHRISTOPHER D	\$ 20,000	\$ 80,600	\$ 100,600	\$ 433
BUCHANAN CHRISTOPHER D	\$ 27,600	\$ 215,000	\$ 242,600	\$ 1,043
BUDD JOHN H ETUX	\$ 27,000	\$ 97,300	\$ 124,300	\$ 534
BULLARD E DWIGHT ETUX	\$ 24,000	\$ 94,700	\$ 118,700	\$ 510
BULLOCK CAROL L	\$ 22,500	\$ 101,000	\$ 123,500	\$ 531
BULLOCK DANIEL R ETAL	\$ 22,500	\$ 81,500	\$ 104,000	\$ 447
BURKE JERRY W	\$ 24,000	\$ 113,200	\$ 137,200	\$ 590
BURLEYSON JOHN W	\$ 22,500	\$ 94,100	\$ 116,600	\$ 501
BURNS GRAHAM D ETUX	\$ 22,500	\$ 75,500	\$ 98,000	\$ 421
BURRITT BRIAN L	\$ 21,000	\$ 98,800	\$ 119,800	\$ 515
BURT CAROL ANN ETALS	\$ 22,500	\$ 87,900	\$ 110,400	\$ 475
BUTLER ARTHUR JR	\$ 20,900	\$ 111,900	\$ 132,800	\$ 571
BUTTREY JAMES E ETUX	\$ 22,500	\$ 69,600	\$ 92,100	\$ 396
BUZARD DENNIS P	\$ 24,000	\$ 104,900	\$ 128,900	\$ 554
BYRD JAMES E ETUX ANNA	\$ 22,500	\$ 95,000	\$ 117,500	\$ 505
CAGLE WENDELL ETUX	\$ 22,500	\$ 121,800	\$ 144,300	\$ 620
CALKINS CHARLES R JR	\$ 22,500	\$ 101,600	\$ 124,100	\$ 534
CALLISON STANLEY A	\$ 22,500	\$ 125,900	\$ 148,400	\$ 638
CAMERON BARRY ETUX	\$ 22,500	\$ 78,100	\$ 100,600	\$ 433

CAMERON JOHN D ETUX	\$ 24,000	\$ 103,100	\$ 127,100	\$ 547
CANARY KEN	\$ 21,000	\$ 85,300	\$ 106,300	\$ 457
CANTRELL HARVEY	\$ 81,300	\$ 103,800	\$ 185,100	\$ 796
CANTRELL MARGIE RIGSBY	\$ 22,500	\$ 81,300	\$ 103,800	\$ 446
CANTRELL MAYMEE MILLER	\$ 24,000	\$ 96,600	\$ 120,600	\$ 519
CANTRELL MAYMEE MILLER	\$ 24,000	\$ 99,500	\$ 123,500	\$ 531
CANTRELL MAYMEE MILLER	\$ 24,000	\$ 105,100	\$ 129,100	\$ 555
CARLISLE EDDIE D	\$ 23,500	\$ 104,700	\$ 128,200	\$ 551
CARLTON DENISE DARCEL	\$ 22,500	\$ 80,900	\$ 103,400	\$ 445
CARR JIMMIE G	\$ 22,500	\$ 103,800	\$ 126,300	\$ 543
CARTER BARRY D	\$ 22,500	\$ 96,700	\$ 119,200	\$ 513
CARTER JOHN W AND	\$ 24,000	\$ 97,300	\$ 121,300	\$ 522
CARTER TRACY L ETVIR	\$ 22,500	\$ 81,000	\$ 103,500	\$ 445
CARUTHERS PAUL B	\$ 25,000	\$ 100,400	\$ 125,400	\$ 539
CARY CHARLES R ETUX	\$ 24,000	\$ 113,600	\$ 137,600	\$ 592
CASTLE JOHN ETUX	\$ 24,000	\$ 111,600	\$ 135,600	\$ 583
CAUWELS DONALD ETUX	\$ 24,000	\$ 118,700	\$ 142,700	\$ 614
CAWTHORN STEVEN ETUX JOANN	\$ 22,500	\$ 93,000	\$ 115,500	\$ 497
CEMETERY	\$ 13,500	\$ -	\$ 13,500	\$ -
CHAFFIN KEVIN D ETUX	\$ 32,300	\$ 171,500	\$ 203,800	\$ 876
CHANTHALAVONG KHAMVAY ETUX	\$ 22,500	\$ 92,500	\$ 115,000	\$ 495
CHAVARRIA RAQUEL Y	\$ 25,000	\$ 74,400	\$ 99,400	\$ 427
CHILDRESS ROGER ETUX	\$ 22,500	\$ 69,700	\$ 92,200	\$ 396
CHISUM RICHARD W ETUX	\$ 21,000	\$ 79,800	\$ 100,800	\$ 433
CHITTANAVONG KEOMANY ETUX	\$ 21,000	\$ 90,600	\$ 111,600	\$ 480
CHITTAPHONG SEAN O ETUX	\$ 21,000	\$ 83,000	\$ 104,000	\$ 447
CHRISTENSEN CALVIN F	\$ 25,000	\$ 93,300	\$ 118,300	\$ 509
CHURCH BAPTIST FRANKLIN	\$ 22,500	\$ 358,500	\$ 381,000	\$ -
CHURCH BAPTIST FRANKLIN RD	\$ 24,000	\$ -	\$ 24,000	\$ -
CHURCH METHODIST SALEM	\$ -	\$ -	\$ -	\$ -
CHURCH METHODIST SALEM	\$ -	\$ -	\$ -	\$ -
CHURCH OF CHRIST FRANKLIN	\$ 78,100	\$ 525,000	\$ 603,100	\$ -
CLARK DAVID N ETUX STACY	\$ 21,000	\$ 122,600	\$ 143,600	\$ 617
CLARK JAMES H ETUX	\$ 24,000	\$ 101,700	\$ 125,700	\$ 541
CLARK NAOMI J	\$ 24,000	\$ 121,300	\$ 145,300	\$ 625
CLAYTON CHRIS ETUX	\$ 24,000	\$ 101,100	\$ 125,100	\$ 538
CLAYTON PAULA D	\$ 22,500	\$ 111,900	\$ 134,400	\$ 578
CLEGHORNE KEVIN W	\$ 22,500	\$ 81,700	\$ 104,200	\$ 448
CLEMENTZ PHILIP E	\$ 24,000	\$ 159,500	\$ 183,500	\$ 789
COGDILL JEFF P ETUX RENE S	\$ 21,000	\$ 82,600	\$ 103,600	\$ 445
COLEY GARY	\$ 24,000	\$ 183,900	\$ 207,900	\$ 894
COMFORD JOSEPH S	\$ 22,500	\$ 97,100	\$ 119,600	\$ 514
CONATSER HAROLD D	\$ 22,500	\$ 98,500	\$ 121,000	\$ 520
CONLEY DANIEL B ETUX	\$ 21,000	\$ 85,700	\$ 106,700	\$ 459
CONSOLIDATED UTILITY DIST	\$ -	\$ -	\$ -	\$ -
CONWAY DONALD E	\$ 21,000	\$ 84,600	\$ 105,600	\$ 454
COOK CHARLIE L ETUX	\$ 21,000	\$ 89,100	\$ 110,100	\$ 473

COOK PAMELA D	\$ 22,500	\$ 88,600	\$ 111,100	\$ 478
COOPER HENRY J ETUX	\$ 24,000	\$ 108,100	\$ 132,100	\$ 568
COOPER JAMES T	\$ 22,500	\$ 77,000	\$ 99,500	\$ 428
COOPER TERRY LEE	\$ 22,500	\$ 131,400	\$ 153,900	\$ 662
COPELAND BOBBY R	\$ 24,000	\$ 94,300	\$ 118,300	\$ 509
COPELAND KOREY R	\$ 22,500	\$ 67,700	\$ 90,200	\$ 388
COPLEY KENNETH JEFFREY	\$ 22,600	\$ 82,100	\$ 104,700	\$ 450
CORADINI CHRISTOPHER ETUX	\$ 21,000	\$ 81,200	\$ 102,200	\$ 439
CORKRAN JOHN S ETUX	\$ 21,000	\$ 3,200	\$ 24,200	\$ 104
CORKRAN JOHN S ETUX	\$ 21,000	\$ 78,000	\$ 99,000	\$ 426
CORNELISON ROBERT E	\$ 23,500	\$ 108,100	\$ 131,600	\$ 566
CORNELIUS ELDON BRENT	\$ 24,000	\$ 145,400	\$ 169,400	\$ 728
COSTA LORI A	\$ 22,500	\$ 102,800	\$ 125,300	\$ 539
COTTRELL DENNIS W	\$ 22,500	\$ 76,900	\$ 99,400	\$ 427
COULTER DENNIS BRYAN	\$ 24,500	\$ 135,400	\$ 159,900	\$ 688
COUNTS JOEL D	\$ 22,500	\$ 120,800	\$ 143,300	\$ 616
COURTNEY GORDON C ETUX	\$ 25,000	\$ 93,400	\$ 118,400	\$ 509
COWELL JERRY P	\$ 22,500	\$ 94,200	\$ 116,700	\$ 502
COX CHRISTOPHER M	\$ 22,500	\$ 79,000	\$ 101,500	\$ 436
COX ROGER ETUX AMY	\$ 21,000	\$ 74,400	\$ 95,400	\$ 410
CRAFTON JIMMY ETUX DEBORAH	\$ 22,600	\$ 124,600	\$ 147,200	\$ 633
CRAWFORD GEORGE W ETUX	\$ 22,500	\$ 76,100	\$ 98,600	\$ 424
CROCKETT CHARLES M	\$ 22,500	\$ 127,800	\$ 150,300	\$ 646
CROOK MICHAEL AND AMBER	\$ 22,500	\$ 79,000	\$ 101,500	\$ 436
CROSS JAMES CLYDE ETUX	\$ 24,000	\$ 150,700	\$ 174,700	\$ 751
CROSSLIN RONALD C ETUX	\$ 22,500	\$ 90,500	\$ 113,000	\$ 486
CROWELL LORRAINE	\$ 24,000	\$ 143,200	\$ 167,200	\$ 719
CROWELL SHIRLEY A	\$ 22,500	\$ 82,700	\$ 105,200	\$ 452
CRUCE JAMES	\$ 22,500	\$ 89,900	\$ 112,400	\$ 483
CRYE HAROLD E TRUSTEE	\$ 25,500	\$ 125,600	\$ 151,100	\$ 650
CULBREATH JOE T	\$ 22,500	\$ 81,000	\$ 103,500	\$ 445
CUNEO JEFFREY	\$ 46,800	\$ 90,690	\$ 137,490	\$ 591
CURRAN CHARLES T	\$ 21,000	\$ 80,400	\$ 101,400	\$ 436
CURRAN DANIEL M	\$ 22,500	\$ 110,800	\$ 133,300	\$ 573
CZAP TAMMY L	\$ 22,500	\$ 81,100	\$ 103,600	\$ 445
DALLING VIRGINIA	\$ 22,500	\$ 68,600	\$ 91,100	\$ 392
DANIEL BRENDA LEE	\$ 22,500	\$ 97,800	\$ 120,300	\$ 517
DANIELS JUDITH R	\$ 22,500	\$ 92,000	\$ 114,500	\$ 492
DARNELL ANDREW L	\$ 22,500	\$ 98,300	\$ 120,800	\$ 519
DARRELL PATRICIA L	\$ 23,500	\$ 112,100	\$ 135,600	\$ 583
DAUGHERTY ROBERT W	\$ 22,500	\$ 82,700	\$ 105,200	\$ 452
DAVENPORT CECIL ETUX	\$ 22,500	\$ 86,200	\$ 108,700	\$ 467
DAVENPORT CHRISTOPHER L	\$ 21,000	\$ 80,300	\$ 101,300	\$ 436
DAVENPORT KEVIN L ETUX	\$ 21,000	\$ 81,500	\$ 102,500	\$ 441
DAVENPORT MARVIN DALE	\$ 22,500	\$ 75,500	\$ 98,000	\$ 421
DAVIS DOUG W	\$ 21,000	\$ 78,900	\$ 99,900	\$ 430
DAVIS JOHN N ETUX LAURIE	\$ 24,000	\$ 125,000	\$ 149,000	\$ 641

DAVIS PHILIP	\$ 24,000	\$ 80,700	\$ 104,700	\$ 450
DAVIS SAM A	\$ 24,000	\$ 99,000	\$ 123,000	\$ 529
DAVIS TERRY J	\$ 22,600	\$ 130,800	\$ 153,400	\$ 660
DAWSON DAVID A ETUX	\$ 21,000	\$ 85,300	\$ 106,300	\$ 457
DAWSON HARRY V III ETUX	\$ 23,500	\$ 103,300	\$ 126,800	\$ 545
DEATON HOBERT T	\$ 22,500	\$ 103,200	\$ 125,700	\$ 541
DEATS TIMOTHY F	\$ 22,500	\$ 80,100	\$ 102,600	\$ 441
DEBLANC AMY M	\$ 22,500	\$ 102,000	\$ 124,500	\$ 535
DECKARD DAVID L	\$ 22,500	\$ 98,800	\$ 121,300	\$ 522
Requested Parcel	\$ 196,300	\$ -	\$ 196,300	\$ 844
DECKER DANIEL B	\$ 623,500	\$ 3,378	\$ 112,300	\$ 483
DECKER DANIEL ETUX	\$ 572,945	\$ -	\$ 276,300	\$ 1,188
DELLINGER ALTON	\$ 21,000	\$ 71,600	\$ 92,600	\$ 398
DEMPSEY HAMPTON E ETUX	\$ 23,500	\$ 114,700	\$ 138,200	\$ 594
DENMAN RUBY LOUISE TRUSEE	\$ 22,500	\$ 81,900	\$ 104,400	\$ 449
DENOYER DARREL R	\$ 22,500	\$ 103,300	\$ 125,800	\$ 541
DENOYER DENNIS ETUX	\$ 24,200	\$ 207,300	\$ 231,500	\$ 995
DERRINGTON HORACE R JR	\$ 24,000	\$ 112,500	\$ 136,500	\$ 587
DICKERSON GARY ETUX	\$ 22,500	\$ 83,400	\$ 105,900	\$ 455
DICKERSON KERMIT L ETUX	\$ 22,500	\$ 78,900	\$ 101,400	\$ 436
DICKEY DARRIN T ETUX	\$ 22,500	\$ 98,800	\$ 121,300	\$ 522
DIKHOUNPHIPHET KHAMPHAO	\$ 22,500	\$ 81,800	\$ 104,300	\$ 448
DILLARD HENRY KEY ETUX	\$ 24,000	\$ 120,400	\$ 144,400	\$ 621
DIMOND MICHAEL T	\$ 22,500	\$ 71,300	\$ 93,800	\$ 403
DINKINS THOMAS	\$ 25,000	\$ 100,900	\$ 125,900	\$ 541
DISHNER FRED A	\$ 22,500	\$ 100,200	\$ 122,700	\$ 528
Dixon W ETUX	\$ 30,000	\$ 131,424	\$ 161,424	\$ 694
Dixon W ETUX ROSA	\$ 24,000	\$ 115,200	\$ 139,200	\$ 599
DOCKERY LINDA FAYE BULLARD	\$ 24,000	\$ 99,600	\$ 123,600	\$ 531
DOCKERY WAYNE R ETUX	\$ 22,600	\$ 152,200	\$ 174,800	\$ 752
DOMAN CRAIG M ETUX NANCY	\$ 22,500	\$ 104,400	\$ 126,900	\$ 546
DONEGAN EVELYN	\$ 21,000	\$ 93,000	\$ 114,000	\$ 490
DORITY BILLY H ETUX GERI	\$ 22,500	\$ 152,400	\$ 174,900	\$ 752
DRIGGERS NANCY	\$ 27,400	\$ 108,400	\$ 135,800	\$ 584
DRISCOLL SHARON L	\$ 22,500	\$ 74,800	\$ 97,300	\$ 418
DRUKENBROD BARBARA C	\$ 24,000	\$ 104,800	\$ 128,800	\$ 554
DRUKENBROD ROBERT A	\$ 21,000	\$ 83,600	\$ 104,600	\$ 450
DRUMM EDWARD ETUX SHARON	\$ 24,000	\$ 106,800	\$ 130,800	\$ 562
DUFFIELD WILBUR B ETUX	\$ 22,500	\$ 86,100	\$ 108,600	\$ 467
DUKE BERTRAND L ETUX	\$ 24,000	\$ 93,700	\$ 117,700	\$ 506
DUNCAN GARY J ETUX	\$ 22,500	\$ 96,900	\$ 119,400	\$ 513
DUNLAP FLOYD L JR ETAL	\$ 22,500	\$ 70,200	\$ 92,700	\$ 399
DUNLAP PAUL K	\$ 22,500	\$ 83,700	\$ 106,200	\$ 457
DUNN DANNY O	\$ 22,500	\$ 132,100	\$ 154,600	\$ 665
DUNNIGAN BRENDA F	\$ 21,000	\$ 99,200	\$ 120,200	\$ 517
DYCUS MARK E ETUX ALICIA	\$ 22,500	\$ 90,400	\$ 112,900	\$ 485
DYKES JESSIE RAY ETUX	\$ 13,600	\$ 58,412	\$ 72,012	\$ 310

EADES JOHN M	\$ 21,000	\$ 90,900	\$ 111,900	\$ 481
EARWOOD DALE E ETUX	\$ 22,500	\$ 98,900	\$ 121,400	\$ 522
ECKART JANET B	\$ 19,000	\$ 67,200	\$ 86,200	\$ 371
EDMISTON SHELBI	\$ 22,500	\$ 79,800	\$ 102,300	\$ 440
EFFLER STEVE	\$ 22,500	\$ 129,500	\$ 152,000	\$ 654
EFFLER STEVEN W	\$ 22,500	\$ 73,500	\$ 96,000	\$ 413
EFFLER STEVEN W	\$ 22,500	\$ 80,700	\$ 103,200	\$ 444
EFFLER WILLIAM T ETUX	\$ 22,500	\$ 65,700	\$ 88,200	\$ 379
EFFLER WILLIAM T ETUX	\$ 22,500	\$ 79,300	\$ 101,800	\$ 438
EFFLER WILLIAM T ETUX	\$ 22,500	\$ 88,800	\$ 111,300	\$ 479
ELDRIDGE JEFFREY T	\$ 22,500	\$ 91,400	\$ 113,900	\$ 490
ELKINS JEFFREY L	\$ 24,000	\$ 113,600	\$ 137,600	\$ 592
EMERSON SAMUEL B	\$ 24,000	\$ 1,116,000	\$ 1,140,000	\$ 4,902
ENGLAND BRYSON E	\$ 21,000	\$ 98,800	\$ 119,800	\$ 515
ESCHLIMAN JUDD R ETUX	\$ 22,500	\$ 85,800	\$ 108,300	\$ 466
EVANS JOHN E ETUX	\$ 22,500	\$ 102,700	\$ 125,200	\$ 538
FAIRCLOTH DORRIS ETUX	\$ 24,000	\$ 138,100	\$ 162,100	\$ 697
FARLESS PATRICIA ANN	\$ 24,000	\$ 113,800	\$ 137,800	\$ 593
FARLEY GARY LEE	\$ 24,000	\$ 136,400	\$ 160,400	\$ 690
FARMER JAMES A ETUX	\$ 24,000	\$ 87,900	\$ 111,900	\$ 481
FAYISSA BICHAKA ETUX	\$ 22,500	\$ 85,300	\$ 107,800	\$ 464
FEATHERS SHELBY	\$ 22,500	\$ 83,700	\$ 106,200	\$ 457
FELTZ MICHAEL D	\$ 25,000	\$ 126,300	\$ 151,300	\$ 651
FERRARA RONALD J ETUX	\$ 24,000	\$ 139,800	\$ 163,800	\$ 704
FINNEY GREGORY R ETUX	\$ 24,000	\$ 134,800	\$ 158,800	\$ 683
FISHER DANA F	\$ 23,100	\$ 52,300	\$ 75,400	\$ 324
FISHER FRED W ETUX OPAL	\$ 24,000	\$ 111,500	\$ 135,500	\$ 583
FISHER JOE M	\$ 22,500	\$ 118,500	\$ 141,000	\$ 606
FITZGERALD JOHN T ETUX	\$ 24,000	\$ 108,600	\$ 132,600	\$ 570
FLEMING SHELLEY RENEE	\$ 22,500	\$ 84,300	\$ 106,800	\$ 459
FLETCHER OTIS L ETUX	\$ 24,000	\$ 111,300	\$ 135,300	\$ 582
FLOYD BETTY E ANN	\$ 22,500	\$ 100,800	\$ 123,300	\$ 530
FONTAINE JONATHAN WAYNE	\$ 21,600	\$ 78,400	\$ 100,000	\$ 430
FORBES JAMES R JR	\$ 25,500	\$ 113,100	\$ 138,600	\$ 596
FOSHEE CHARLES D ETUX	\$ 22,500	\$ 112,100	\$ 134,600	\$ 579
FOSTER CHARLES A ETAL	\$ 24,000	\$ 84,800	\$ 108,800	\$ 468
FOSTER ROBERT A	\$ 21,000	\$ 89,400	\$ 110,400	\$ 475
FOX RALPH ETUX	\$ 21,000	\$ 86,600	\$ 107,600	\$ 463
FRANCIS BETTY KAY	\$ 22,500	\$ 70,300	\$ 92,800	\$ 399
FRANCIS FREDERICK C	\$ 21,000	\$ 73,900	\$ 94,900	\$ 408
FRANCIS JEFF D	\$ 22,500	\$ 94,400	\$ 116,900	\$ 503
FRANKLIN JOHN C	\$ 24,000	\$ 103,900	\$ 127,900	\$ 550
FRANKS RALPH	\$ 24,000	\$ 100,300	\$ 124,300	\$ 534
FREEMON MICHAEL R ETUX	\$ 22,500	\$ 90,700	\$ 113,200	\$ 487
FRENCH SUZANNE M	\$ 22,500	\$ 87,100	\$ 109,600	\$ 471
FRYE ROLAND ETUX	\$ 22,500	\$ 95,100	\$ 117,600	\$ 506
FRYE WILLIAM H	\$ 22,500	\$ 109,500	\$ 132,000	\$ 568

FRYER JEFFREY O	\$ 22,500	\$ 82,000	\$ 104,500	\$ 449
FULGHUM HAZEL E	\$ 15,000	\$ -	\$ 15,000	\$ 65
FULTS WAYNE L ETAL	\$ 22,500	\$ 90,700	\$ 113,200	\$ 487
FULTZ DAVID P ETUX	\$ 22,500	\$ 84,800	\$ 107,300	\$ 461
GAGE JAMES E ETUX	\$ 22,500	\$ 96,400	\$ 118,900	\$ 511
GAITHER J MAXINE ETVIR	\$ 46,800	\$ 91,000	\$ 137,800	\$ 593
GALLAND JACQUE ETUX	\$ 22,500	\$ 102,800	\$ 125,300	\$ 539
GALLO MICHAEL D	\$ 22,500	\$ 93,600	\$ 116,100	\$ 499
GANNON SAMUEL R ETUX	\$ 22,500	\$ 78,200	\$ 100,700	\$ 433
GARCIA ISAIAS II	\$ 22,500	\$ 86,200	\$ 108,700	\$ 467
GARDNER GEORGE R ETUX	\$ 24,000	\$ 93,100	\$ 117,100	\$ 504
GARNER JOHN A	\$ 24,000	\$ 98,500	\$ 122,500	\$ 527
GASSAWAY ROBERT G ETUX	\$ 24,000	\$ 128,400	\$ 152,400	\$ 655
GASSER MICHEAL ETUX	\$ 24,000	\$ 144,900	\$ 168,900	\$ 726
GENTRY FRED R	\$ 27,000	\$ 192,300	\$ 219,300	\$ 943
GENTRY TERRI H	\$ 24,000	\$ 86,800	\$ 110,800	\$ 476
GERHARDSTEIN SARAH A	\$ 21,000	\$ 77,900	\$ 98,900	\$ 425
GHOLSON ROBERT S SR	\$ 22,500	\$ 90,700	\$ 113,200	\$ 487
GIESKE JAKIE DUWANE ETUX	\$ 24,000	\$ 160,400	\$ 184,400	\$ 793
GLENA SHERRY	\$ 21,000	\$ 111,400	\$ 132,400	\$ 569
GOAD TIMOTHY DALE	\$ 21,000	\$ 92,800	\$ 113,800	\$ 489
GOKEY CHARLES A JR	\$ 22,500	\$ 79,800	\$ 102,300	\$ 440
GOOLSBY RAYMOND C	\$ 24,000	\$ 102,400	\$ 126,400	\$ 544
GOWEN TRAVIS D	\$ 24,300	\$ 95,600	\$ 119,900	\$ 516
GRAVES ANDREW M	\$ 4,200	\$ 1,000	\$ 5,200	\$ 22
GRAVES ANDREW M ETUX	\$ 15,000	\$ 90,700	\$ 105,700	\$ 455
GRAVES CHARLES T	\$ 22,500	\$ 104,800	\$ 127,300	\$ 547
GRAVES KATHERINE	\$ 8,300	\$ 10,500	\$ 18,800	\$ 81
GRAVES THOMAS NEAL ETUX	\$ 24,000	\$ 100,600	\$ 124,600	\$ 536
GRAY JAMES R ETUX LISA	\$ 25,000	\$ 96,600	\$ 121,600	\$ 523
GREER DAVID R JR ETUX	\$ 22,500	\$ 98,800	\$ 121,300	\$ 522
GREER TERESA	\$ 22,500	\$ 82,600	\$ 105,100	\$ 452
GRIFFITH GERI ETVIR BRYON	\$ 22,500	\$ 89,200	\$ 111,700	\$ 480
GRUBELNIK POLLYANN	\$ 24,000	\$ 107,900	\$ 131,900	\$ 567
GWALTNEY WILLIAM	\$ 22,500	\$ 66,400	\$ 88,900	\$ 382
HADDOCK MYRON T ETUX	\$ 24,000	\$ 107,400	\$ 131,400	\$ 565
HAILEY HARVEY S	\$ 22,500	\$ 74,800	\$ 97,300	\$ 418
HALE ALLEN ETUX	\$ 24,000	\$ 104,600	\$ 128,600	\$ 553
HALE LOIS A	\$ 22,500	\$ 86,000	\$ 108,500	\$ 467
HALEY ELFREDIA	\$ 22,500	\$ 116,100	\$ 138,600	\$ 596
HALL MARY HELEN ETVIR	\$ 22,500	\$ 116,500	\$ 139,000	\$ 598
HALLIWELL CHARLES T ETUX	\$ 24,000	\$ 143,400	\$ 167,400	\$ 720
HAMM JOHN C ETUX	\$ 23,000	\$ 68,700	\$ 91,700	\$ 394
HAMMOND TOBY A	\$ 21,000	\$ 105,300	\$ 126,300	\$ 543
HANEY BRIAN W	\$ 22,500	\$ 85,000	\$ 107,500	\$ 462
HARDIN ARTHUR S ETUX	\$ 22,500	\$ 119,200	\$ 141,700	\$ 609
HARDWICK MARCY KAY	\$ 22,500	\$ 91,700	\$ 114,200	\$ 491

HARGROVE LOUIS O JR ETUX	\$ 21,000	\$ 94,100	\$ 115,100	\$ 495
HARMON LAWRENCE W ETAL	\$ 23,500	\$ 10,600	\$ 34,100	\$ 147
HARRIS GEORGE H ETUX	\$ 22,500	\$ 91,300	\$ 113,800	\$ 489
HARRIS NELL	\$ 25,000	\$ 118,600	\$ 143,600	\$ 617
HARRISON DARRELL	\$ 24,300	\$ 104,300	\$ 128,600	\$ 553
HARTLEY JENNIFER	\$ 22,500	\$ 78,200	\$ 100,700	\$ 433
HARVEY JAMES S	\$ 22,500	\$ -	\$ 22,500	\$ 97
HATTON WILLIAM P	\$ 22,500	\$ 83,100	\$ 105,600	\$ 454
HAYES TARA	\$ 21,000	\$ 82,100	\$ 103,100	\$ 443
HAZELWOOD VICTOR	\$ 23,500	\$ 113,900	\$ 137,400	\$ 591
HEANEY TIMOTHY M	\$ 22,500	\$ 104,900	\$ 127,400	\$ 548
HEARNSBERGER DENNIS M	\$ 24,000	\$ 95,300	\$ 119,300	\$ 513
HEFFINGTON CHARLES A ETUX	\$ 14,800	\$ 64,165	\$ 78,965	\$ 340
HELTON IRA L ETUX JANICE	\$ 22,500	\$ 76,000	\$ 98,500	\$ 424
HENDRICKS CHARLES L JR	\$ 22,500	\$ 81,500	\$ 104,000	\$ 447
HENDRIX ANNA MAI	\$ 22,500	\$ 93,200	\$ 115,700	\$ 498
HENRY WILLIAM D ETUX	\$ 22,500	\$ 77,700	\$ 100,200	\$ 431
HERBERT JOSEPH L	\$ 24,000	\$ 120,200	\$ 144,200	\$ 620
HERROD MICHAEL	\$ 22,500	\$ 89,400	\$ 111,900	\$ 481
HESTER RHONDA	\$ 22,500	\$ 84,900	\$ 107,400	\$ 462
HICKS CLARK L	\$ 24,000	\$ 101,400	\$ 125,400	\$ 539
HICKS TROY K ETUX MARY	\$ 24,000	\$ 110,900	\$ 134,900	\$ 580
HIGDON DAVID ETUX	\$ 24,000	\$ 97,500	\$ 121,500	\$ 522
HIGGINS EARL C ETUX TRESA	\$ 21,000	\$ 84,200	\$ 105,200	\$ 452
HILGERS DOUGLAS A ETUX	\$ 21,000	\$ 110,800	\$ 131,800	\$ 567
HILL HOWARD G JR ETUX	\$ 22,500	\$ 62,800	\$ 85,300	\$ 367
HILL JERRY WAYNE JR	\$ 21,000	\$ 98,400	\$ 119,400	\$ 513
HILL STEVEN C ETUX	\$ 24,000	\$ 176,800	\$ 200,800	\$ 863
HILL TERESA CLARK	\$ 24,000	\$ 117,900	\$ 141,900	\$ 610
HITCHCOCK JOHN N	\$ 83,300	\$ 192,900	\$ 276,200	\$ 1,188
HOBBALLAH GHAZI H ETUX	\$ 24,000	\$ 140,000	\$ 164,000	\$ 705
HOFFMAN RHONDA M	\$ 26,600	\$ 91,700	\$ 118,300	\$ 509
HOGSHEAD THOMAS H	\$ 22,500	\$ 82,600	\$ 105,100	\$ 452
HOLCOMB PERRY LYNN	\$ 21,000	\$ 77,200	\$ 98,200	\$ 422
HOLIFIELD ALLEN A ETUX	\$ 21,000	\$ 75,800	\$ 96,800	\$ 416
HOLLADAY CHARLES R	\$ 22,500	\$ 94,600	\$ 117,100	\$ 504
HOLLAND JON KELLY ETUX	\$ 22,500	\$ 102,000	\$ 124,500	\$ 535
HOLLINGSWORTH MAX	\$ 24,000	\$ 89,100	\$ 113,100	\$ 486
HOLLINGSWORTH MAX W	\$ 22,500	\$ 88,300	\$ 110,800	\$ 476
HOLLIS KENNETH D ETUX	\$ 21,000	\$ 78,600	\$ 99,600	\$ 428
HOLSTED MICHAEL W ETUX	\$ 22,500	\$ 83,000	\$ 105,500	\$ 454
HOLSTED MICHAEL W ETUX	\$ 22,500	\$ 94,200	\$ 116,700	\$ 502
HOLSTED MICHAEL W ETUX	\$ 22,500	\$ 100,800	\$ 123,300	\$ 530
HOLSTED MICHAEL W ETUX	\$ 71,400	\$ 321,200	\$ 392,600	\$ 1,688
HOLSTON RONNIE D ETUX	\$ 22,500	\$ 89,600	\$ 112,100	\$ 482
HOOVER VICKI L	\$ 22,500	\$ 71,900	\$ 94,400	\$ 406
HOPKINS JOHN C ETUX	\$ 22,500	\$ 117,100	\$ 139,600	\$ 600

HOPKINS PETER B	\$ 22,500	\$ 90,200	\$ 112,700	\$ 485
HORN REGINA	\$ 22,500	\$ 94,300	\$ 116,800	\$ 502
HORNBuckle WESTON	\$ 26,100	\$ 115,700	\$ 141,800	\$ 610
HORNE JAMES D ETUX	\$ 22,500	\$ 77,300	\$ 99,800	\$ 429
HORNER JAMES L ETUX GAYLA	\$ 22,500	\$ 100,500	\$ 123,000	\$ 529
HORTON DANNY DAVID	\$ 24,000	\$ 130,000	\$ 154,000	\$ 662
HORTON GREGORY D ETUX	\$ 27,000	\$ 104,900	\$ 131,900	\$ 567
HOSFIELD DAVID L ETUX	\$ 24,200	\$ 130,600	\$ 154,800	\$ 666
HOUK GEORGE ETUX	\$ 22,500	\$ 101,000	\$ 123,500	\$ 531
HOVATER THOMAS STAN	\$ 24,800	\$ 92,000	\$ 116,800	\$ 502
HOWARD JOHN W	\$ 23,500	\$ 97,300	\$ 120,800	\$ 519
HOWARD MICHAEL ETUX DONNA	\$ 23,500	\$ 106,900	\$ 130,400	\$ 561
HUCKEYBY JAMES C ETUX	\$ 22,500	\$ 82,700	\$ 105,200	\$ 452
HUGHES ANDREW O ETUX	\$ 24,000	\$ 110,400	\$ 134,400	\$ 578
HUGHES CHERYL D	\$ 21,000	\$ 83,900	\$ 104,900	\$ 451
HUGHES ROBERT L ETUX	\$ 21,000	\$ 124,600	\$ 145,600	\$ 626
HUNLEY JAMES R ETUX	\$ 23,500	\$ 100,100	\$ 123,600	\$ 531
HUNT ELISHA B ETUX	\$ 22,500	\$ 115,200	\$ 137,700	\$ 592
HUNTER DANIEL L	\$ 24,000	\$ 124,500	\$ 148,500	\$ 639
HUNTER MARY BELLE	\$ 22,500	\$ 108,400	\$ 130,900	\$ 563
HUPP STEPHEN C	\$ 22,500	\$ 87,100	\$ 109,600	\$ 471
HURT F BONNIE ETVIR	\$ 22,500	\$ 88,900	\$ 111,400	\$ 479
HUSKEY DAVID L ETUX	\$ 22,500	\$ 107,500	\$ 130,000	\$ 559
HUTSON BARBARA A	\$ 21,000	\$ 101,800	\$ 122,800	\$ 528
IVEY SHEPHEN L	\$ 22,800	\$ 83,700	\$ 106,500	\$ 458
JACKSON GARY F ETUX	\$ 22,500	\$ 93,800	\$ 116,300	\$ 500
JACKSON JEFFREY W	\$ 22,500	\$ 111,000	\$ 133,500	\$ 574
JAQUETTE JAMES A ETUX MARY	\$ 22,500	\$ 97,800	\$ 120,300	\$ 517
JARRATT ANDREW M	\$ 1,716,300	\$ 18,568	\$ 1,734,868	\$ 7,460
JEAN JAMES ETUX	\$ 41,300	\$ 103,100	\$ 144,400	\$ 621
JEFFRIES NORMAN DUANE	\$ 22,500	\$ 99,500	\$ 122,000	\$ 525
JOHNS SAMUEL J	\$ 23,400	\$ 101,900	\$ 125,300	\$ 539
JOHNSON GREG ETAL	\$ 21,200	\$ 95,900	\$ 117,100	\$ 504
JOHNSON JOY D ETAL	\$ 46,000	\$ 76,541	\$ 122,541	\$ 527
JOHNSON LISA	\$ 46,000	\$ 205,800	\$ 251,800	\$ 1,083
JOHNSON MICHELLE HOGAN	\$ 22,500	\$ 91,400	\$ 113,900	\$ 490
JOHNSON SHIRLEY A	\$ 23,500	\$ 96,000	\$ 119,500	\$ 514
JOHNSON THI SAU	\$ 21,000	\$ 102,400	\$ 123,400	\$ 531
JOHNSON THOMAS EMMETT	\$ 22,500	\$ 81,700	\$ 104,200	\$ 448
JONES ANDREW J JR ETUX	\$ 22,500	\$ 135,100	\$ 157,600	\$ 678
JONES CHARLES E ETUX	\$ 21,000	\$ 81,600	\$ 102,600	\$ 441
JONES CYNTHIALYNN	\$ 21,000	\$ 113,300	\$ 134,300	\$ 577
JONES JERRY W	\$ 22,000	\$ 130,500	\$ 152,500	\$ 656
JONES JOHNNY BURTON ETAL	\$ 24,000	\$ -	\$ 24,000	\$ 103
JONES JOHNNY BURTON ETAL	\$ 24,000	\$ 106,600	\$ 130,600	\$ 562
JONES JON DENNIS	\$ 24,000	\$ 116,000	\$ 140,000	\$ 602
JONES KENNETH E ETUX	\$ 22,500	\$ 92,100	\$ 114,600	\$ 493

JONES MARION O ETUX AUDREY	\$ 21,000	\$ 90,300	\$ 111,300	\$ 479
JONES MICHAEL T ETUX	\$ 21,000	\$ 79,000	\$ 100,000	\$ 430
JONES NANCY	\$ 22,500	\$ 77,500	\$ 100,000	\$ 430
JONES RONALD STEWART	\$ 22,500	\$ 85,100	\$ 107,600	\$ 463
JONES TONY E ETUX	\$ 21,000	\$ 97,600	\$ 118,600	\$ 510
JONES WENDELL T ETUX	\$ 53,000	\$ 231,398	\$ 284,398	\$ 1,957
JORDAN JIMMY G	\$ 24,000	\$ 98,700	\$ 122,700	\$ 528
JORDAN ROBERT ETUX	\$ 22,500	\$ 76,700	\$ 99,200	\$ 427
JORDAN ROBERT J ETUX	\$ 22,500	\$ 69,900	\$ 92,400	\$ 397
JORDAN ROBERT J ETUX	\$ 22,500	\$ 100,800	\$ 123,300	\$ 530
KATSAITIS BILL ETUX EFFI	\$ 22,500	\$ 89,100	\$ 111,600	\$ 480
KATZ RONALD G ETUX TAMELA	\$ 22,500	\$ 95,200	\$ 117,700	\$ 506
KEARNEY THOMAS W	\$ 22,500	\$ 82,300	\$ 104,800	\$ 451
KEITH MICHAEL ETUX	\$ 23,500	\$ 147,600	\$ 171,100	\$ 736
KELLEY MICHAEL ETUX	\$ 22,500	\$ 79,000	\$ 101,500	\$ 436
KELLY RANDALL L	\$ 21,000	\$ 87,000	\$ 108,000	\$ 464
KEMP OLIVER R ETUX DEBORAH	\$ 21,000	\$ 102,000	\$ 123,000	\$ 529
KEMP WILLIAM L	\$ 22,500	\$ 122,900	\$ 145,400	\$ 625
KENNEDY JOHN AND	\$ 21,000	\$ 97,800	\$ 118,800	\$ 511
KHAMPHET HONG	\$ 21,000	\$ 108,100	\$ 129,100	\$ 555
KIMBROUGH JOHN R	\$ 22,500	\$ 94,400	\$ 116,900	\$ 503
KINCAID KARLA MARIE ETAL	\$ 24,000	\$ 146,700	\$ 170,700	\$ 734
KIRBY CHARLES ETUX	\$ 28,600	\$ 376,300	\$ 404,900	\$ 1,741
KIRBY VICTOR	\$ 24,000	\$ 113,600	\$ 137,600	\$ 592
KIRKWOOD DAVID E ETUX	\$ 22,500	\$ 90,800	\$ 113,300	\$ 487
KITTAVONG PHONESAVANH ETUX	\$ 22,500	\$ 87,700	\$ 110,200	\$ 474
KITZLER JAMES EDWIN ETUX	\$ 22,500	\$ 95,400	\$ 117,900	\$ 507
KNIGHTON WILLIAM C	\$ 22,500	\$ 75,400	\$ 97,900	\$ 421
KNORR MAX L JR ETUX	\$ 24,000	\$ 100,500	\$ 124,500	\$ 535
KNOX PHYLLIS	\$ 21,000	\$ 74,900	\$ 95,900	\$ 412
KOHLAND WILLIAM F ETUX	\$ 24,800	\$ 112,300	\$ 137,100	\$ 590
KRESS DAVID M ETUX SHEILA	\$ 24,000	\$ 120,600	\$ 144,600	\$ 622
KRINOV THOMAS A	\$ 24,000	\$ 97,400	\$ 121,400	\$ 522
KULP CHARLES L ETUX	\$ 24,000	\$ 96,000	\$ 120,000	\$ 516
KUSS JAMES B	\$ 22,500	\$ 125,900	\$ 148,400	\$ 638
KYSER TONY ETUX	\$ 22,500	\$ 113,200	\$ 135,700	\$ 584
LACK JACKIE NORMAN	\$ 22,500	\$ 75,700	\$ 98,200	\$ 422
LADD VERNETTA MICHELE	\$ 21,000	\$ 79,500	\$ 100,500	\$ 432
LAMAY JOHN S	\$ 22,500	\$ 97,400	\$ 119,900	\$ 516
LAMB ANTHONY L ETUX	\$ 18,500	\$ 74,500	\$ 93,000	\$ 400
LAMBERT DALE LEE ETUX	\$ 26,000	\$ 103,600	\$ 129,600	\$ 557
LANDIS ROBERT ETUX	\$ 24,000	\$ 126,100	\$ 150,100	\$ 645
LANDRY DAVID RYAN ETUX	\$ 21,200	\$ 82,800	\$ 104,000	\$ 447
LANE CHERYL J	\$ 22,500	\$ 83,800	\$ 106,300	\$ 457
LANE HOWARD A II	\$ 23,500	\$ 106,700	\$ 130,200	\$ 560
LANE JAMES L ETUX ANITA	\$ 25,000	\$ 86,100	\$ 111,100	\$ 478
LANE RICHARD L	\$ 22,500	\$ 94,100	\$ 116,600	\$ 501

LANGLEY CHARLEY	\$ 22,500	\$ 118,400	\$ 140,900	\$ 606
LANNAH KIM L	\$ 21,000	\$ 101,400	\$ 122,400	\$ 526
LARSON KEVIN ETUX	\$ 21,000	\$ 106,800	\$ 127,800	\$ 550
LATTANAPHOM JACK ETUX	\$ 22,500	\$ 90,900	\$ 113,400	\$ 488
LAUTERBACH JOHN JAY ETUX	\$ 22,500	\$ 93,200	\$ 115,700	\$ 498
LAVERTY RICHARD JR ETUX	\$ 22,500	\$ 109,400	\$ 131,900	\$ 567
LAYNE BERTRAM R ETUX	\$ 24,000	\$ 218,900	\$ 242,900	\$ 1,044
LAYNE LINDA JUNE	\$ 25,000	\$ 159,900	\$ 184,900	\$ 795
LAYNE NINA J	\$ 22,500	\$ 90,100	\$ 112,600	\$ 484
LE THANH C	\$ 22,500	\$ 78,000	\$ 100,500	\$ 432
LEA CHARLES A ETUX	\$ 25,200	\$ 100,600	\$ 125,800	\$ 541
LEATH JUDITH RENEE	\$ 24,000	\$ 133,900	\$ 157,900	\$ 679
LEAVITT ROGER A ETUX	\$ 24,000	\$ 102,900	\$ 126,900	\$ 546
LEE CHARLES J ETUX LINDA	\$ 22,500	\$ 107,900	\$ 130,400	\$ 561
LEGRAND KENNETH W	\$ 22,500	\$ 86,700	\$ 109,200	\$ 470
LEISMAN KRISTIN C ETVIR	\$ 21,000	\$ 88,300	\$ 109,300	\$ 470
LEMMONDS JOSEPH L	\$ 22,500	\$ 94,100	\$ 116,600	\$ 501
LESLIE SHEILA L	\$ 21,000	\$ 98,700	\$ 119,700	\$ 515
LEWIS EDWARD J ETUX	\$ 29,900	\$ 163,000	\$ 192,900	\$ 829
LEWIS KATHERINE E	\$ 24,000	\$ 107,800	\$ 131,800	\$ 567
LEWIS LINDA HIGHLAND	\$ 21,000	\$ 95,400	\$ 116,400	\$ 501
LEWIS TROY D ETUX	\$ 21,000	\$ 77,200	\$ 98,200	\$ 422
LIEBERMAN MELISSA R	\$ 21,000	\$ 65,400	\$ 86,400	\$ 372
LIGGETT FRANK E AND	\$ 24,000	\$ 96,500	\$ 120,500	\$ 518
LIGGETT PATRICK A	\$ 16,500	\$ 111,800	\$ 128,300	\$ 552
LIMBAUGH JANITA JONES	\$ 21,000	\$ 79,400	\$ 100,400	\$ 432
LITTLE BILLIE RAY ETUX	\$ 22,500	\$ 130,100	\$ 152,600	\$ 656
LITTLE BILLY RAY ETUX	\$ 22,500	\$ 107,900	\$ 130,400	\$ 561
LIVESAY BONNIE S	\$ 22,500	\$ 77,000	\$ 99,500	\$ 428
LIVINGSTON DONNA J	\$ 22,900	\$ 99,700	\$ 122,600	\$ 527
LIVINGSTON JAMES RANDALL	\$ 24,000	\$ 90,000	\$ 114,000	\$ 490
LOJAC ENTERPRISE INC	\$ 9,500	\$ -	\$ 9,500	\$ 41
LOJAC ENTERPRISE INC	\$ 45,600	\$ 86,100	\$ 131,700	\$ 566
LONG NEAL DAVID ETUX	\$ 22,500	\$ 81,100	\$ 103,600	\$ 445
LONGWELL THOMAS R ETUX	\$ 30,600	\$ 117,500	\$ 148,100	\$ 637
LOONEY ROBERT B ETUX KAY	\$ 24,000	\$ 119,300	\$ 143,300	\$ 616
LORD JOHN CHRISTOPHER	\$ 21,000	\$ 72,900	\$ 93,900	\$ 404
LOSIECZKA JAMES J ETUX	\$ 25,000	\$ 109,100	\$ 134,100	\$ 577
LOVELL DAN S ETUX	\$ 37,500	\$ 112,500	\$ 150,000	\$ 645
LOVELY FRANKLIN D ETUX	\$ 22,500	\$ 82,600	\$ 105,100	\$ 452
LOVETT STEPHEN WARREN	\$ 24,000	\$ 124,800	\$ 148,800	\$ 640
LOWE JAMES W	\$ 24,000	\$ 122,700	\$ 146,700	\$ 631
LOWE MARY JANE	\$ 22,500	\$ 87,100	\$ 109,600	\$ 471
LOWE NANCY S	\$ 22,500	\$ 83,800	\$ 106,300	\$ 457
LOWERY CYNTHIA J	\$ 22,500	\$ 79,000	\$ 101,500	\$ 436
LOWMAN WILLIAM V ETUX	\$ 22,500	\$ 94,800	\$ 117,300	\$ 504
LUKKIEN RONALD	\$ 21,000	\$ 99,300	\$ 120,300	\$ 517

LUNCFORD ERIC L ETUX	\$ 21,000	\$ 71,400	\$ 92,400	\$ 397
LUTON MARY KAYE	\$ 22,500	\$ 81,600	\$ 104,100	\$ 448
LUTTRELL JENNY R	\$ 22,500	\$ 93,300	\$ 115,800	\$ 498
LYBE KENNETH	\$ 22,500	\$ 85,300	\$ 107,800	\$ 464
LYNCH JUDY W	\$ 24,000	\$ 93,700	\$ 117,700	\$ 506
LYNN WILLIAM L ETUX MARY	\$ 22,500	\$ 95,300	\$ 117,800	\$ 507
MABRY JERRIE M	\$ 22,500	\$ 86,600	\$ 109,100	\$ 469
MACKIE JOSEPH D ETUX IVA	\$ 22,500	\$ 111,100	\$ 133,600	\$ 574
MADDEROM PATRICIA A	\$ 22,500	\$ 84,700	\$ 107,200	\$ 461
MADDOX JACKIE L	\$ 24,000	\$ 106,100	\$ 130,100	\$ 559
MADDOX WILLIAM GARY	\$ 22,000	\$ 109,300	\$ 131,300	\$ 565
MAHONEY PATRICK K	\$ 22,500	\$ 90,100	\$ 112,600	\$ 484
MALONE DESINDA KING	\$ 24,000	\$ 82,800	\$ 106,800	\$ 459
MALONE MARILYN DEAN	\$ 22,500	\$ 120,400	\$ 142,900	\$ 614
MALONE MARILYNN DEAN	\$ 22,500	-	\$ 22,500	\$ 97
MANGRUM TODD M	\$ 22,500	\$ 98,700	\$ 121,200	\$ 521
MANGRUM WILLIAM A SR	\$ 22,500	\$ 96,900	\$ 119,400	\$ 513
MANNING BERNARD F III ETUX	\$ 24,000	\$ 100,000	\$ 124,000	\$ 533
MANNING ROBERT M	\$ 24,000	\$ 106,100	\$ 130,100	\$ 559
MANOR RONALD O JR	\$ 22,500	\$ 97,200	\$ 119,700	\$ 515
MARKS WILLIAM ETUX	\$ 24,000	\$ 98,700	\$ 122,700	\$ 528
MARQUEZ DANIEL K	\$ 24,000	\$ 119,000	\$ 143,000	\$ 615
MARTIN ANDREA Y	\$ 22,500	\$ 110,000	\$ 132,500	\$ 570
MARTIN ERIC L	\$ 22,500	\$ 81,500	\$ 104,000	\$ 447
MARTIN JOHN ETUX	\$ 22,500	\$ 96,700	\$ 119,200	\$ 513
MARTIN PAUL A JR	\$ 24,300	\$ 115,900	\$ 140,200	\$ 603
MASON E ALLEN SR ETUX MYRA	\$ 22,500	\$ 81,500	\$ 104,000	\$ 447
MASSEY CHARLES W	\$ 22,500	\$ 81,700	\$ 104,200	\$ 448
MASTLEY DANIEL L	\$ 24,000	\$ 141,500	\$ 165,500	\$ 712
MATEJKA EILEEN M	\$ 25,000	\$ 97,700	\$ 122,700	\$ 528
MATHEWS JOHN CLINTON	\$ 22,500	\$ 112,800	\$ 135,300	\$ 582
MATTHEWS ALYSON J	\$ 22,500	\$ 90,500	\$ 113,000	\$ 486
MAYNARD CLIFFORD ETUX	\$ 22,500	\$ 75,400	\$ 97,900	\$ 421
MAYNARD DALE L ETUX	\$ 22,500	\$ 101,700	\$ 124,200	\$ 534
MCANALLY JOE DERRY III	\$ 24,000	\$ 181,900	\$ 205,900	\$ 885
MCCLEARY CECIL E JR	\$ 21,000	\$ 110,800	\$ 131,800	\$ 567
MCCLENDON WARREN G ETUX	\$ 21,000	\$ 86,000	\$ 107,000	\$ 460
MCCORMACK LUTHER "LUKE"	\$ 22,500	\$ 80,600	\$ 103,100	\$ 443
MCCORMACK PARTNERSHIP	\$ 24,000	\$ 88,700	\$ 112,700	\$ 485
MCCULLOUGH TINA M	\$ 25,600	\$ 59,670	\$ 85,270	\$ 367
MCCUNG ROBERT E III	\$ 22,500	\$ 75,600	\$ 98,100	\$ 422
MCCUSKER DAVID M ETUX	\$ 21,000	\$ 97,300	\$ 118,300	\$ 509
MCDUGAL JOHN B	\$ 27,100	-	\$ 27,100	\$ 117
MCDUGAL JOHN B	\$ 17,300	\$ 12,742	\$ 30,042	\$ 207
MCGILL RAYMOND C	\$ 25,000	\$ 111,000	\$ 136,000	\$ 585
MCKINLEY BILLY RAY ETUX	\$ 22,500	\$ 88,800	\$ 111,300	\$ 479
MCMAINS EDWARD ALLEN	\$ 21,000	\$ 95,200	\$ 116,200	\$ 500

MCPHERSON STEPHEN J	\$ 24,000	\$ 108,600	\$ 132,600	\$ 570
MEADOWS KEVIN D AND	\$ 23,500	\$ 103,400	\$ 126,900	\$ 546
MEERS RONALD S	\$ 26,000	\$ 76,600	\$ 102,600	\$ 441
MEISENHOLDER GEORGE ETUX	\$ 22,500	\$ 83,300	\$ 105,800	\$ 455
MENEFEE SUSAN A	\$ 22,500	\$ 86,600	\$ 109,100	\$ 469
MESHOTTO JOSEPH D	\$ 24,000	\$ -	\$ 24,000	\$ 103
MESHOTTO JOSEPH D	\$ 24,000	\$ 119,600	\$ 143,600	\$ 617
MESHOTTO MARK ANDREW	\$ 33,000	\$ 141,100	\$ 174,100	\$ 749
MESHOTTO RODNEY S	\$ 24,000	\$ -	\$ 24,000	\$ 103
MESSER EDWARD	\$ 21,000	\$ 98,000	\$ 119,000	\$ 512
MEYER MICHAEL ETUX	\$ 22,500	\$ 91,900	\$ 114,400	\$ 492
MIFFLIN WILMA T ETVIR	\$ 24,000	\$ 99,200	\$ 123,200	\$ 530
MILLER ARRON S	\$ 22,500	\$ 67,600	\$ 90,100	\$ 387
MILLER JAMES L ETUX	\$ 23,500	\$ 89,800	\$ 113,300	\$ 487
MILLER OTIS M ETUX LINDA	\$ 24,000	\$ 118,700	\$ 142,700	\$ 614
MILLER ROBERT L	\$ 21,000	\$ 107,600	\$ 128,600	\$ 553
MILLER TIMOTHY	\$ 21,000	\$ 139,600	\$ 160,600	\$ 691
MILLSAPS STEVEN D	\$ 26,500	\$ 98,200	\$ 124,700	\$ 536
MILLWOOD EDWARD H ETUX	\$ 23,500	\$ 106,400	\$ 129,900	\$ 559
MINGLE CHARLES ETUX	\$ 24,000	\$ 117,800	\$ 141,800	\$ 610
MINNER SAMUEL F JR	\$ 22,500	\$ 94,700	\$ 117,200	\$ 504
MINOR ALFRED D ETUX	\$ 23,500	\$ 106,600	\$ 130,100	\$ 559
MIRANDA FREDA	\$ 22,500	\$ 93,300	\$ 115,800	\$ 498
MITCHELL BETH A ETVIR	\$ 24,000	\$ 97,100	\$ 121,100	\$ 521
MOES RAHMAN ETUX	\$ 22,500	\$ 90,100	\$ 112,600	\$ 484
MONROE MICHAEL G	\$ 22,500	\$ 83,000	\$ 105,500	\$ 454
MOODY TONY W ETUX	\$ 28,000	\$ 192,200	\$ 220,200	\$ 947
MOONEYHAM GARY W ETUX	\$ 22,500	\$ 91,400	\$ 113,900	\$ 490
MOORE CHAD BRANDON	\$ 22,500	\$ 98,300	\$ 120,800	\$ 519
MOORE CHARLIE BENJAMIN	\$ 25,500	\$ 57,397	\$ 82,897	\$ 356
MOORE LARRY D ETUX SUZANNE	\$ 22,500	\$ 119,100	\$ 141,600	\$ 609
MOORE LEANNAH	\$ 22,500	\$ 90,300	\$ 112,800	\$ 485
MOORE MARJORIE AND	\$ 24,000	\$ 124,800	\$ 148,800	\$ 640
MORGAN GARY ETUX	\$ 22,500	\$ 160,100	\$ 182,600	\$ 785
MORGAN JOSEPH H	\$ 22,500	\$ 96,900	\$ 119,400	\$ 513
MORRIS HERBERT L AND	\$ 22,500	\$ 86,000	\$ 108,500	\$ 467
MORRIS HERBERT L ETUX	\$ 24,000	\$ 108,900	\$ 132,900	\$ 571
MORRIS STEPHEN T	\$ 22,500	\$ 100,100	\$ 122,600	\$ 527
MORRIS WILLIAM A	\$ 16,500	\$ 64,100	\$ 80,600	\$ 555
MORRISON HAYES H ETUX	\$ 23,500	\$ 112,500	\$ 136,000	\$ 585
MORROW RICHARD L AND	\$ 22,500	\$ 109,400	\$ 131,900	\$ 567
MORTON JAMES JACOB	\$ 37,000	\$ 4,010	\$ 41,010	\$ 176
MOSS RAMIE L JR	\$ 22,500	\$ 107,400	\$ 129,900	\$ 559
MOTTER ROBIN F ETUX	\$ 24,000	\$ 127,500	\$ 151,500	\$ 651
MUDGETT CALVIN	\$ 22,500	\$ 125,500	\$ 148,000	\$ 636
MULLENDORE STANLEY A JR	\$ 24,000	\$ 145,800	\$ 169,800	\$ 730
MULLINS DIANA F	\$ 24,000	\$ 121,300	\$ 145,300	\$ 625

MURFREESBORO TUNE AND	\$ 22,500	\$ 104,200	\$ 126,700	\$ 545
MURPHEY HAROLD L ETUX	\$ 26,000	\$ 125,300	\$ 151,300	\$ 651
MURPHREE CHARLES S SR ETUX	\$ 22,500	\$ 81,800	\$ 104,300	\$ 448
MURPHY GENA E	\$ 21,000	\$ 114,500	\$ 135,500	\$ 583
MURR RICHARD J	\$ 22,500	\$ 89,100	\$ 111,600	\$ 480
MYERS STEVEN A ETUX	\$ 16,500	\$ 84,900	\$ 101,400	\$ 436
NABORS MARY ALICE	\$ 21,500	\$ 102,200	\$ 123,700	\$ 532
NAES DANIEL ETUX GAYLE	\$ 22,500	\$ 83,900	\$ 106,400	\$ 458
NASTASI GUY L ETUX	\$ 24,000	\$ 147,000	\$ 171,000	\$ 735
NAUGLE BRUCE T	\$ 22,500	\$ 104,700	\$ 127,200	\$ 547
NAVE TIMOTHY A ETUX DINA	\$ 22,500	\$ 72,500	\$ 95,000	\$ 409
NAYLOR PAUL W III ETUX	\$ 22,500	\$ 119,400	\$ 141,900	\$ 610
NEAL GEORGE E ETUX	\$ 24,000	\$ 124,700	\$ 148,700	\$ 639
NEELEY GARY E ETUX	\$ 22,500	\$ 109,500	\$ 132,000	\$ 568
NEELEY GARY E ETUX SHERON	\$ 32,900	\$ 32,900	\$ 65,800	\$ 283
NEESE HENRY H JR ETUX	\$ 22,500	\$ 89,100	\$ 111,600	\$ 480
NELSON JOHN C ETUX	\$ 24,000	\$ 122,100	\$ 146,100	\$ 628
NESBITT LAWRENCE R JR	\$ 21,000	\$ 109,500	\$ 130,500	\$ 561
NEWMAN KENNETH J ETUX	\$ 22,500	\$ 86,200	\$ 108,700	\$ 467
NICKLOW JAMES H ETUX	\$ 22,500	\$ 82,500	\$ 105,000	\$ 452
NILES BRIAN R ETUX	\$ 24,100	\$ 77,400	\$ 101,500	\$ 436
NIPPERS JIMMY C	\$ 22,500	\$ 118,600	\$ 141,100	\$ 607
NOFFSINGER NOLAND	\$ 22,500	\$ 96,300	\$ 118,800	\$ 511
NORROD BARNEY RICHARD	\$ 22,500	\$ 112,700	\$ 135,200	\$ 581
NOWLIN CHRISTOPHER J	\$ 24,000	\$ 137,500	\$ 161,500	\$ 694
NUNNELEE MARK	\$ 23,500	\$ 126,500	\$ 150,000	\$ 645
NUTTY LYLE W	\$ 22,500	\$ 94,800	\$ 117,300	\$ 504
OBANION KELLY SHAWN	\$ 21,000	\$ 116,100	\$ 137,100	\$ 590
O'BRIEN BO K ETUX	\$ 24,600	\$ -	\$ 24,600	\$ 106
O'BRIEN BO K ETUX	\$ 22,500	\$ 84,000	\$ 106,500	\$ 458
OGLES KIMBERLY GOAD	\$ 23,500	\$ 112,100	\$ 135,600	\$ 583
OLIVER DON ANTHONY ETUX	\$ 21,000	\$ 127,100	\$ 148,100	\$ 637
OLIVER TODD A	\$ 21,000	\$ 77,900	\$ 98,900	\$ 425
OLSON TIMOTHY K ETUX	\$ 21,000	\$ 78,900	\$ 99,900	\$ 430
ONTL JOSEPH STANLEY JR	\$ 22,500	\$ 99,200	\$ 121,700	\$ 523
ORR MICHAEL SCOTT	\$ 24,000	\$ 118,500	\$ 142,500	\$ 613
OSHIELDS DUANE A	\$ 22,500	\$ 84,600	\$ 107,100	\$ 461
OSHOP JOHN R JR ETUX	\$ 23,700	\$ 82,100	\$ 105,800	\$ 455
OSTRANDER LEROY W	\$ 24,000	\$ 172,300	\$ 196,300	\$ 844
OWEN WILLIAM HOYTE JR	\$ 37,500	\$ 406,500	\$ 444,000	\$ 1,909
PAISON CHARLES F JR ETUX	\$ 24,000	\$ 123,600	\$ 147,600	\$ 635
PALMER MARGARET G	\$ 22,500	\$ 71,100	\$ 93,600	\$ 402
PARKER CECIL E ETUX PATSY	\$ 24,000	\$ 103,300	\$ 127,300	\$ 547
PARKER DAVID ETUX	\$ 24,000	\$ 102,100	\$ 126,100	\$ 542
PARKS DEBORAH A	\$ 22,500	\$ 105,300	\$ 127,800	\$ 550
PASCHAL GLEN ETUX	\$ 84,400	\$ -	\$ 84,400	\$ 363
PASCHAL JAMES D ETUX LAURA	\$ 24,000	\$ 106,300	\$ 130,300	\$ 560

PATRUM GREGORY ETUX	\$ 23,500	\$ 103,700	\$ 127,200	\$ 547
PAYVIS GERARD T	\$ 37,000	\$ 188,000	\$ 225,000	\$ 968
PEASE STEVEN T AND	\$ 22,500	\$ 92,700	\$ 115,200	\$ 495
PEEBLES LEON	\$ 142,100	\$ 82,900	\$ 225,000	\$ 968
PEPPERS D H	\$ 24,000	\$ 93,200	\$ 117,200	\$ 504
PEPPERS D H	\$ 24,000	\$ 97,000	\$ 121,000	\$ 520
PERHAC CHRIS J ETUX LEAH	\$ 21,000	\$ 90,100	\$ 111,100	\$ 478
PERRY DAVID W ETUX	\$ 24,000	\$ 119,100	\$ 143,100	\$ 615
PERRY GREGORY D	\$ 22,500	\$ 84,100	\$ 106,600	\$ 458
PETRELLA JERRY G ETUX	\$ 24,000	\$ 98,200	\$ 122,200	\$ 525
PHELPS GREG	\$ 22,500	\$ 89,300	\$ 111,800	\$ 481
PHELPS GREGORY W ETUX	\$ 24,000	\$ 128,500	\$ 152,500	\$ 656
PHILLIPS EVELYN J	\$ 22,500	\$ 128,400	\$ 150,900	\$ 649
PHILLIPS GEORGE C ETUX	\$ 22,500	\$ 99,200	\$ 121,700	\$ 523
PHILLIPS RONALD D ETUX	\$ 22,500	\$ 134,400	\$ 156,900	\$ 675
PHILLIPS WALTER D	\$ 22,500	\$ 83,200	\$ 105,700	\$ 455
PHILLIPS WILLIAM E ETUX	\$ 24,000	\$ 97,900	\$ 121,900	\$ 524
PICKELSIMER JOHN D	\$ 22,500	\$ 75,600	\$ 98,100	\$ 422
PIGOTT JAMES W JR	\$ 22,500	\$ 118,000	\$ 140,500	\$ 604
PINKSTON JEFFREY B	\$ 22,500	\$ 90,300	\$ 112,800	\$ 485
PIPA JOAQUIM L ETUX	\$ 22,500	\$ 107,000	\$ 129,500	\$ 557
PIRTLE EARLENE G	\$ 23,500	\$ 12,100	\$ 35,600	\$ 153
PITTS BUFORD	\$ 22,500	\$ 99,300	\$ 121,800	\$ 524
PLANTATION SOUTH	\$ 11,200	\$ -	\$ 11,200	\$ 48
PLUMMER JOSEPH A ETUX	\$ 21,000	\$ 104,900	\$ 125,900	\$ 541
PODCZERVINSKI DARRYL S	\$ 22,500	\$ 91,100	\$ 113,600	\$ 488
POLLOCK ROBERT T JR ETAL	\$ 23,500	\$ 94,500	\$ 118,000	\$ 507
POOLE JASON	\$ 22,500	\$ 82,900	\$ 105,400	\$ 453
POPP STEPHANIE	\$ 25,000	\$ 103,600	\$ 128,600	\$ 553
PORSCHAKIN HOWARD ETUX	\$ 24,000	\$ 95,200	\$ 119,200	\$ 513
PORTER DANIEL G	\$ 22,500	\$ 78,600	\$ 101,100	\$ 435
PORTER JAMES W ETUX	\$ 22,500	\$ 94,200	\$ 116,700	\$ 502
POWERS MARK J	\$ 22,800	\$ 129,200	\$ 152,000	\$ 654
PRATT PAUL B JR ETUX	\$ 22,700	\$ 92,200	\$ 114,900	\$ 494
PRESLEY ALLEN	\$ 22,500	\$ 83,400	\$ 105,900	\$ 455
PRESTON TIM	\$ 21,000	\$ 80,000	\$ 101,000	\$ 434
PRICE CHRISTOPHER V ETUX	\$ 22,500	\$ 85,300	\$ 107,800	\$ 464
PRICE JASON	\$ 22,500	\$ 90,300	\$ 112,800	\$ 485
PROCTOR RICHARD M	\$ 24,900	\$ 176,000	\$ 200,900	\$ 864
PROCTOR RICHARD M ETUX	\$ 20,200	\$ -	\$ 20,200	\$ 87
PROPER AMY JO ETVIR	\$ 21,000	\$ 87,600	\$ 108,600	\$ 467
PRUETT ERNEST L JR ETUX	\$ 22,700	\$ 91,800	\$ 114,500	\$ 492
PUCKETT KATHERINE	\$ 22,500	\$ 92,100	\$ 114,600	\$ 493
PUGH JAMES R III ETUX	\$ 22,500	\$ 91,100	\$ 113,600	\$ 488
PUGH JAMES R JR ETUX	\$ 22,500	\$ 89,500	\$ 112,000	\$ 482
PUGH RONALD H ETUX	\$ 22,500	\$ 67,900	\$ 90,400	\$ 389

RAJAVONG KHAMMANY	\$ 22,500	\$ 86,600	\$ 109,100	\$ 469
RALSTON CHARLES ETUX	\$ 24,000	\$ 100,600	\$ 124,600	\$ 536
RANKIN KRISTINE	\$ 24,000	\$ 105,500	\$ 129,500	\$ 557
RAPE ELRY	\$ 19,000	\$ 67,200	\$ 86,200	\$ 371
RAPER JAMES W	\$ 11,400	\$ 28,139	\$ 39,539	\$ 170
RAWLINS CANDI LYNN	\$ 21,000	\$ 77,500	\$ 98,500	\$ 424
RAY CHARLES G ETUX KATHY	\$ 21,000	\$ 119,300	\$ 140,300	\$ 603
RAYMOND LAWRENCE	\$ 23,500	\$ 100,500	\$ 124,000	\$ 533
REAMS DWIGHT N ETUX	\$ 22,500	\$ 78,500	\$ 101,000	\$ 434
REED MELISSA BLAIR	\$ 24,000	\$ 101,500	\$ 125,500	\$ 540
REED STEVE M	\$ 24,000	\$ 95,400	\$ 119,400	\$ 513
REESE KENNETH D ETUX	\$ 22,500	\$ 81,100	\$ 103,600	\$ 445
REESE RAND D	\$ 22,500	\$ 81,500	\$ 104,000	\$ 447
REESE WINIFRED ANN TRUSTEE	\$ 24,000	\$ 116,100	\$ 140,100	\$ 602
RENFROW C MICHAEL ETUX	\$ 21,000	\$ 72,800	\$ 93,800	\$ 403
REYNA DAVID ETUX	\$ 24,000	\$ 119,700	\$ 143,700	\$ 618
RICHARDSON JAMES E ETUX	\$ 26,500	\$ 92,300	\$ 118,800	\$ 511
RICHARDSON LOYD E ETUX	\$ 24,000	\$ 105,100	\$ 129,100	\$ 555
RICHARDSON MARIA L	\$ 22,500	\$ 84,500	\$ 107,000	\$ 460
RICHARDSON WILLIAM H JR	\$ 22,500	\$ 134,900	\$ 157,400	\$ 677
RING LEWIS DANIEL	\$ 22,500	\$ 82,200	\$ 104,700	\$ 450
ROBBINS DAVID L	\$ 137,700	\$ 103,721	\$ 241,421	\$ 1,038
ROBBINS FRANK W	\$ 39,700	\$ 97,481	\$ 137,181	\$ 590
ROBESON LARRY ETUX	\$ 23,500	\$ 93,100	\$ 116,600	\$ 501
ROBINSON BEN F ETUX LAURA	\$ 22,500	\$ 108,500	\$ 131,000	\$ 563
ROBINSON FRANK F ETUX	\$ 24,000	\$ 156,800	\$ 180,800	\$ 777
ROBINSON HAROLD N ETUX	\$ 23,500	\$ 100,200	\$ 123,700	\$ 532
ROBINSON RAY B ETUX	\$ 21,000	\$ 124,400	\$ 145,400	\$ 625
ROBINSON THELMA LE	\$ 46,300	\$ 62,886	\$ 109,186	\$ 469
ROGERS DANNY L	\$ 21,000	\$ 75,400	\$ 96,400	\$ 415
ROGERS KATHY L ETVIR JERRY	\$ 22,500	\$ 89,100	\$ 111,600	\$ 480
ROGERS PHILLIP L	\$ 22,500	\$ 90,700	\$ 113,200	\$ 487
ROGERS WAYNE S	\$ 21,000	\$ 93,400	\$ 114,400	\$ 492
ROOKER MICHAEL A	\$ 22,500	\$ 85,200	\$ 107,700	\$ 463
ROSELLI SYLVIA C TRUSTEE	\$ 21,000	\$ 102,400	\$ 123,400	\$ 531
ROSENBERGER DEBRA A	\$ 22,500	\$ 85,500	\$ 108,000	\$ 464
ROSS H E ETUX MARIE	\$ 22,500	\$ 99,300	\$ 121,800	\$ 524
ROTH WILLIAM JR ETUX	\$ 22,500	\$ 83,500	\$ 106,000	\$ 456
ROWE JACK EDWARD ETUX	\$ 22,500	\$ 138,000	\$ 160,500	\$ 690
Requested Parcel	\$ 169,520	\$ -	\$ 169,520	\$ 729
ROWLAND JAMES CHRISTOPHER	\$ 16,500	\$ 82,300	\$ 98,800	\$ 425
ROYALTY EIIZABETH COULTER	\$ 22,500	\$ 87,100	\$ 109,600	\$ 471
RUCKER DONNELL FOUNDATION	\$ 75,900	\$ -	\$ 144,399	\$ 993
RUCKER DONNELL FOUNDATION	\$ 1,932,800	\$ 18,223	\$ 555,100	\$ 2,387
RUCKER-DONNELL FOUNDATION	\$ 487,650	\$ 13,717	\$ 128,500	\$ 553
RUSSELL ELSIE LOUISE	\$ 22,500	\$ 87,100	\$ 109,600	\$ 471
RUSSELL MELISSA H	\$ 21,000	\$ 88,800	\$ 109,800	\$ 472

RUSSELL TYRONE W ETUX	\$ 21,000	\$ 100,000	\$ 121,000	\$ 520
RYAN MICHAEL J	\$ 38,900	\$ 138,346	\$ 177,246	\$ 762
SADEK JOSEPH ETUX	\$ 22,500	\$ 74,100	\$ 96,600	\$ 415
SANDEFUR WILLIAM S	\$ 23,500	\$ 102,100	\$ 125,600	\$ 540
SANDERS JUDY H	\$ 22,500	\$ 93,100	\$ 115,600	\$ 497
SANSING MICHELLE ETVIR	\$ 24,000	\$ 113,000	\$ 137,000	\$ 589
SAPELAK THEODORE J ETUX	\$ 30,800	\$ 162,700	\$ 193,500	\$ 832
SAPP DANNY N ETUX	\$ 25,000	\$ 89,500	\$ 114,500	\$ 492
SCALES MORELAND R ETUX	\$ 22,500	\$ 125,300	\$ 147,800	\$ 636
SCARLETT TODD C	\$ 22,500	\$ 80,200	\$ 102,700	\$ 442
SCHIEN LINDA JEAN	\$ 24,200	\$ 86,900	\$ 111,100	\$ 478
SCHNELL THOMAS ETUX	\$ 22,500	\$ 75,800	\$ 98,300	\$ 423
SCHOLTEN RODNEY D ETUX	\$ 22,500	\$ 108,400	\$ 130,900	\$ 563
SCHOOLER STEVEN J	\$ 22,500	\$ 78,600	\$ 101,100	\$ 435
SCHROEDER J STEPHEN	\$ 24,000	\$ 116,600	\$ 140,600	\$ 605
SCHULZ DANIEL R ETUX	\$ 22,500	\$ 125,900	\$ 148,400	\$ 638
SCOTT DIANN	\$ 23,500	\$ 102,700	\$ 126,200	\$ 543
SCOTT RANDELL G	\$ 22,500	\$ 94,900	\$ 117,400	\$ 505
SCOTT SHIRLEY J	\$ 22,500	\$ 103,400	\$ 125,900	\$ 541
SCOTTISH GLEN PARTNERSHIP	\$ 80,700	\$ -	\$ 80,700	\$ 347
SCRUGGS GEORGE S ETUX	\$ 22,500	\$ 123,100	\$ 145,600	\$ 626
SEC OF HUD	\$ 22,500	\$ 82,100	\$ 104,600	\$ 450
SEERY DENNIS N ETUX	\$ 22,500	\$ 88,600	\$ 111,100	\$ 478
SEISE GARY W ETUX RUTH	\$ 24,000	\$ 120,100	\$ 144,100	\$ 620
SELITSCH MICHAEL J	\$ 24,000	\$ 110,200	\$ 134,200	\$ 577
SEWELL SANDRA J	\$ 22,500	\$ 126,100	\$ 148,600	\$ 639
SHACKELFORD HAROLD ETUX	\$ 137,700	\$ 103,721	\$ 241,421	\$ 1,038
SHAMORY EDWARD R ETUX	\$ 22,500	\$ 112,100	\$ 134,600	\$ 579
SHANNON ROBERT A JR	\$ 22,500	\$ 72,300	\$ 94,800	\$ 408
SHARBER MARK R	\$ 24,000	\$ 112,000	\$ 136,000	\$ 585
SHARP ROBERT JR	\$ 22,500	\$ 88,800	\$ 111,300	\$ 479
SHARP WALTER C ETUX SANDY	\$ 27,900	\$ -	\$ 27,900	\$ 120
SHARP WALTER C ETUX SANDY	\$ 21,000	\$ 92,700	\$ 113,700	\$ 489
SHAW HARRELL E	\$ 22,500	\$ 95,500	\$ 118,000	\$ 507
SHAW RUTH A	\$ 22,500	\$ 92,200	\$ 114,700	\$ 493
SHIPLEY CARL M ETUX DEBBIE	\$ 16,500	\$ 94,400	\$ 110,900	\$ 477
SHIRAISHI LINDA K TUCK	\$ 22,500	\$ 94,900	\$ 117,400	\$ 505
SHULTZ TIMOTHY R	\$ 22,500	\$ 102,400	\$ 124,900	\$ 537
SIHALATH PHOUTHALOM ETUX	\$ 22,500	\$ 82,700	\$ 105,200	\$ 452
SIMMONS BOBBY STEVE	\$ 116,572	\$ 163,351	\$ 52,975	\$ 228
SIMMS GAIL ANN	\$ 22,500	\$ 107,600	\$ 130,100	\$ 559
SIMPKINS KAREN	\$ 22,500	\$ 102,600	\$ 125,100	\$ 538
SIMPSON DAVID E	\$ 22,500	\$ 119,600	\$ 142,100	\$ 611
SIMPSON RICHARD E	\$ 22,500	\$ 95,200	\$ 117,700	\$ 506
SIMS DONNA JOYCE BOYD	\$ 22,500	\$ 100,500	\$ 123,000	\$ 529
SINGLETON JAMES KEITH ETUX	\$ 24,000	\$ 127,800	\$ 151,800	\$ 653
SINKALA ZACHARIAH ETUX	\$ 22,500	\$ 86,900	\$ 109,400	\$ 470

SITHOUMMA OUDONSY N	\$ 22,500	\$ 89,500	\$ 112,000	\$ 482
SMARON DENNIS L ETUX	\$ 22,500	\$ 88,900	\$ 111,400	\$ 479
SMITH BRADLEY J ETUX STACY	\$ 21,000	\$ 86,200	\$ 107,200	\$ 461
SMITH CHARLES B	\$ 48,200	\$ 253,000	\$ 301,200	\$ 1,295
SMITH DARLA	\$ 22,500	\$ 89,500	\$ 112,000	\$ 482
SMITH DUNCAN M ETUX	\$ 382,450	\$ 98,138	\$ 480,588	\$ 2,067
SMITH GREGORY W	\$ 21,000	\$ 85,300	\$ 106,300	\$ 457
SMITH LEE J ETUX PEGGY	\$ 24,000	\$ 103,000	\$ 127,000	\$ 546
SMITH LINDA A	\$ 59,100	\$ 26,400	\$ 85,500	\$ 368
SMITH PAUL ETUX	\$ 24,000	\$ 116,100	\$ 140,100	\$ 602
SMITH RICHARD ETUX	\$ 22,500	\$ 93,800	\$ 116,300	\$ 500
SMITH ROGER E	\$ 26,400	\$ 6,493	\$ 32,893	\$ 141
SMITH ROGER E	\$ 12,300	\$ 39,484	\$ 51,784	\$ 223
SMITH ROGER E	\$ 30,800	\$ 64,425	\$ 95,225	\$ 409
SMITH TERRELL B	\$ 24,600	\$ 145,600	\$ 170,200	\$ 732
SMITH TIMOTHY L ETUX	\$ 22,500	\$ 96,000	\$ 118,500	\$ 510
SMITH TONI ARMSTRONG	\$ 24,000	\$ 188,500	\$ 212,500	\$ 914
SMOTHERMAN SHERMAN L ETUX	\$ 22,500	\$ 125,300	\$ 147,800	\$ 636
SMOTHERMAN WILLIAM H	\$ 22,500	\$ 81,300	\$ 103,800	\$ 446
SNELL JAMES O	\$ 21,000	\$ 88,300	\$ 109,300	\$ 470
SNELL KENNETH W	\$ 45,500	\$ -	\$ 45,500	\$ 196
SNELL KENNETH W ETUX TWILA	\$ 97,000	\$ 607,795	\$ 704,795	\$ 3,031
SNIDER DANIEL J ETUX	\$ 24,000	\$ 156,200	\$ 180,200	\$ 775
SOUVANNASENG SOMPHOUVONE	\$ 22,500	\$ 94,400	\$ 116,900	\$ 503
SOYSTER JAMES PAUL	\$ 24,000	\$ 107,900	\$ 131,900	\$ 567
SPANN JOSEPH H ETUX	\$ 22,500	\$ 109,900	\$ 132,400	\$ 569
SPARKS RAY ETUX DONNA	\$ 24,000	\$ 132,400	\$ 156,400	\$ 673
SPENCE DAVID W ETUX TRUDY	\$ 22,500	\$ 91,700	\$ 114,200	\$ 491
SPENCER WILLIAM ETUX	\$ 22,500	\$ 77,600	\$ 100,100	\$ 430
SPRINGER RALPH L ETUX	\$ 22,500	\$ 95,200	\$ 117,700	\$ 506
STANISZEWSKI WILLIAM J	\$ 22,500	\$ 99,500	\$ 122,000	\$ 525
STATON BRANDON E	\$ 22,500	\$ 82,000	\$ 104,500	\$ 449
STEM CHARLES W ETUX LINDA	\$ 22,500	\$ 91,100	\$ 113,600	\$ 488
STEPHENS JOYCE L	\$ 22,500	\$ 86,100	\$ 108,600	\$ 467
STEPHENS ROLLIN F ETUX	\$ 22,500	\$ 68,700	\$ 91,200	\$ 392
STEVENSON ANDREW W ETUX	\$ 22,500	\$ 64,200	\$ 86,700	\$ 373
STEVENSON ROBERT W ETUX	\$ 22,500	\$ 97,700	\$ 120,200	\$ 517
STIGGE STEVEN ETUX	\$ 22,500	\$ 101,400	\$ 123,900	\$ 533
STINER KENNETH ETUX	\$ 21,000	\$ 76,700	\$ 97,700	\$ 420
STOFFREGEN RUSSELL D	\$ 23,500	\$ 97,400	\$ 120,900	\$ 520
STRICKLAND PAMELA M	\$ 22,500	\$ 90,200	\$ 112,700	\$ 485
STUART REGINALD D ETUX	\$ 21,000	\$ 73,700	\$ 94,700	\$ 407
STULTZ MICHAEL A ETUX	\$ 24,000	\$ 118,200	\$ 142,200	\$ 611
SUMMERROW BELINDA GAYLE	\$ 22,500	\$ 93,800	\$ 116,300	\$ 500
SUMMERS NORA MAI SWARY	\$ 21,000	\$ 96,700	\$ 117,700	\$ 506
SUTTON JAMES H ETUX	\$ 22,500	\$ 95,500	\$ 118,000	\$ 507
SWAIN HOWARD R	\$ 22,500	\$ 92,600	\$ 115,100	\$ 495

SWEATT MELVIN L ETUX	\$ 21,000	\$ 76,000	\$ 97,000	\$ 417
TANNEHILL BOBBY ROYCE JR	\$ 22,500	\$ 72,600	\$ 95,100	\$ 409
TANNER GREG	\$ 22,500	\$ 85,800	\$ 108,300	\$ 466
TASSEY LINDA M	\$ 6,900	\$ 67,326	\$ 74,226	\$ 319
TATE MICHAEL R	\$ 22,500	\$ 70,400	\$ 92,900	\$ 399
TAYLOR BILLY C ETUX JANICE	\$ 24,000	\$ 125,400	\$ 149,400	\$ 642
TAYLOR MARK DAVID ETUX	\$ 22,500	\$ 75,100	\$ 97,600	\$ 420
TAYLOR RAMONA RICE	\$ 22,500	\$ 112,700	\$ 135,200	\$ 581
TAYLOR ROBERT D SR	\$ 21,000	\$ 100,300	\$ 121,300	\$ 522
TAYLOR ROBERT DALE JR	\$ 21,000	\$ 90,300	\$ 111,300	\$ 479
TAYLOR THOMAS H	\$ 22,500	\$ 122,500	\$ 145,000	\$ 624
TAYLOR THOMAS H	\$ 22,500	\$ 122,500	\$ 145,000	\$ 624
TEAGUE RUSSELL J ETUX	\$ 22,500	\$ 85,700	\$ 108,200	\$ 465
TENPENNY TERRY LYNN ETAL	\$ 21,000	\$ 79,900	\$ 100,900	\$ 434
TEPLY NICHOLAS R	\$ 22,500	\$ 78,300	\$ 100,800	\$ 433
TERRY GARY L ETUX	\$ 24,000	\$ 151,200	\$ 175,200	\$ 753
TERRY WILLIAM ETUX SARA	\$ 24,000	\$ 131,500	\$ 155,500	\$ 669
THAMMAVONGSA KHANTHALY	\$ 21,000	\$ 107,600	\$ 128,600	\$ 553
THIBODEAUX DOUGLAS T	\$ 21,000	\$ 103,900	\$ 124,900	\$ 537
THIGPEN JAMES RICHARD	\$ 22,500	\$ 86,100	\$ 108,600	\$ 467
THOMAS ANN C	\$ 21,000	\$ 128,500	\$ 149,500	\$ 643
THOMAS CHARLES A	\$ 22,500	\$ 68,700	\$ 91,200	\$ 392
THOMAS HOWARD L ETUX	\$ 24,000	\$ 105,800	\$ 129,800	\$ 558
THOMAS JERRY W	\$ 24,000	\$ 98,400	\$ 122,400	\$ 526
THOMAS MATTHEW S ETUX	\$ 21,000	\$ 86,600	\$ 107,600	\$ 463
THOMAS RONALD E ETUX	\$ 24,000	\$ 87,200	\$ 111,200	\$ 478
THOMPSON WALLACE D JR ETUX	\$ 22,500	\$ 104,800	\$ 127,300	\$ 547
THORN GARY C ETUX TERESA	\$ 22,500	\$ 94,000	\$ 116,500	\$ 501
THRONEBERRY JAMES D SR ETUX ETAL	\$ 64,800	\$ -	\$ 64,800	\$ 279
THRONEBERRY JAMES D SR ETUX ETAL	\$ 66,600	\$ -	\$ 66,600	\$ 286
THRONEBERRY JAMES D SR ETUX ETAL	\$ 87,560	\$ -	\$ 87,560	\$ 377
THURMAN ROBERT J	\$ 23,500	\$ 124,800	\$ 148,300	\$ 638
TIBBS DENNIS ETUX REGINA	\$ 24,000	\$ 104,800	\$ 128,800	\$ 554
TIMMONS RANDALL E ETUX	\$ 24,700	\$ 117,100	\$ 141,800	\$ 610
TODD DONALD C	\$ 22,500	\$ 87,700	\$ 110,200	\$ 474
TOMLIN RICHARD A ETAL	\$ 22,500	\$ 76,000	\$ 98,500	\$ 424
TOROK EDWARD	\$ 24,000	\$ 115,800	\$ 139,800	\$ 601
TOWNSEND JOE W ETUX	\$ 31,100	\$ 129,900	\$ 161,000	\$ 692
TRACEY ROBERT T ETUX	\$ 22,500	\$ 92,800	\$ 115,300	\$ 496
TRAUTMAN JEFFREY S	\$ 24,000	\$ 115,500	\$ 139,500	\$ 600
TRAVIS ANDREW R ETUX	\$ 24,000	\$ 103,100	\$ 127,100	\$ 547
TRAVIS ROBERT A ETUX	\$ 22,500	\$ 71,100	\$ 93,600	\$ 402
TREECE EARL ETUX FLORENCE	\$ 22,500	\$ 68,900	\$ 91,400	\$ 393
TRITSCHLER THOMAS H III	\$ 21,000	\$ 98,600	\$ 119,600	\$ 514
TROTTER WILLIAM G ETUX	\$ 24,000	\$ 90,100	\$ 114,100	\$ 491
TROUT BILLY J ETUX LAURA	\$ 22,500	\$ 82,500	\$ 105,000	\$ 452
TROVER BERNARD L ETUX	\$ 16,800	\$ 80,700	\$ 97,500	\$ 419

TSOUMBOS KIMBERLY	\$ 24,000	\$ 122,800	\$ 146,800	\$ 631
TURNER JACK J	\$ 19,000	\$ 67,200	\$ 86,200	\$ 371
TURNER JACK J	\$ 19,000	\$ 67,200	\$ 86,200	\$ 371
TURNER JEFFREY D ETUX	\$ 16,500	\$ 89,200	\$ 105,700	\$ 455
TURNER ROBERT JR ETUX	\$ 22,500	\$ 92,100	\$ 114,600	\$ 493
TURNEY STEVEN G ETUX	\$ 110,700	\$ 216,121	\$ 326,821	\$ 1,405
TWILLEY BARTON JOE	\$ 22,500	\$ 91,300	\$ 113,800	\$ 489
UNDERLAND NORMAN L ETUX	\$ 22,500	\$ 99,700	\$ 122,200	\$ 525
UNDERWOOD WILLIAM E ETUX	\$ 22,500	\$ 99,000	\$ 121,500	\$ 522
VALE MICHAEL T ETUX ANGELA	\$ 22,500	\$ 89,000	\$ 111,500	\$ 479
VANDERBLOOM JAMES A	\$ 22,500	\$ 109,900	\$ 132,400	\$ 569
VANPLIET DENETTE RENE	\$ 22,500	\$ 67,000	\$ 89,500	\$ 385
VANVACTOR M DWAIN ETUX	\$ 22,500	\$ 76,400	\$ 98,900	\$ 425
VARI DONNA LEE	\$ 22,500	\$ 87,400	\$ 109,900	\$ 473
VASSER JOHNNY ETUX	\$ 23,400	\$ 136,900	\$ 160,300	\$ 689
VESCELIUS DONALD D ETUX	\$ 22,500	\$ 95,400	\$ 117,900	\$ 507
VETTER BARRY W ETUX	\$ 22,500	\$ 94,200	\$ 116,700	\$ 502
VICE WILLIAM	\$ 22,500	\$ 88,000	\$ 110,500	\$ 475
VINCENT LAURENCE E	\$ 22,500	\$ 43,000	\$ 65,500	\$ 282
VINING PHILLIP G ETAL	\$ 22,500	\$ 114,700	\$ 137,200	\$ 590
VINSON ROBERT W JR	\$ 22,500	\$ 83,400	\$ 105,900	\$ 455
VISOCKY JEROME MARK	\$ 22,500	\$ 102,300	\$ 124,800	\$ 537
WADE ROBERT	\$ 21,000	\$ 66,400	\$ 87,400	\$ 376
WAGNER GARRETT	\$ 21,000	\$ 104,000	\$ 125,000	\$ 538
WALDRAN DANNY L ETUX	\$ 21,000	\$ 85,800	\$ 106,800	\$ 459
WALKER J SCOTT	\$ 21,000	\$ 106,200	\$ 127,200	\$ 547
WALLAR HAROLD	\$ 25,000	\$ 87,800	\$ 112,800	\$ 485
WALLAR MARTHA J ETAL	\$ 25,000	\$ 113,000	\$ 138,000	\$ 593
WALRAVEN SHARON LEE	\$ 22,500	\$ 76,200	\$ 98,700	\$ 424
WARRICK JIMMY MCDEAN ETUX	\$ 22,500	\$ 88,900	\$ 111,400	\$ 479
WATSON STEVEN ETUX	\$ 24,000	\$ 91,900	\$ 115,900	\$ 498
WEATHERINGTON TIMOTHY W	\$ 22,500	\$ 94,500	\$ 117,000	\$ 503
WEAVER EDDIE W ETUX	\$ 24,000	\$ 115,500	\$ 139,500	\$ 600
WEAVER JERRY ETUX	\$ 23,500	\$ 93,800	\$ 117,300	\$ 504
WEBB CHRISTOPHER	\$ 22,500	\$ 103,500	\$ 126,000	\$ 542
WEBB D R ETUX	\$ 22,500	\$ 79,600	\$ 102,100	\$ 439
WEBER ERIC H ETUX DIANE	\$ 22,500	\$ 68,200	\$ 90,700	\$ 390
WEEKS CARL R JR	\$ 22,500	\$ 105,100	\$ 127,600	\$ 549
WELLER CHARLES R ETUX	\$ 24,000	\$ 104,800	\$ 128,800	\$ 554
WELLS JEFFERY S ETUX	\$ 22,500	\$ 87,300	\$ 109,800	\$ 472
WEST WILLIAM R III ETUX	\$ 24,000	\$ 116,500	\$ 140,500	\$ 604
WESTBROOKS FANNIE K	\$ 24,000	\$ 128,600	\$ 152,600	\$ 656
WESTERFIELD JAMES W ETUX	\$ 22,500	\$ 91,700	\$ 114,200	\$ 491
WHEELER ALAN G ETUX TAMMY	\$ 24,000	\$ 162,900	\$ 186,900	\$ 804
WHITE DONALD R JR	\$ 22,500	\$ 80,600	\$ 103,100	\$ 443
WHITE HOWARD ANTHONY	\$ 21,000	\$ 98,400	\$ 119,400	\$ 513
WHITE JOHN D	\$ 22,500	\$ 73,500	\$ 96,000	\$ 413

WHITSON BRADFORD	\$ 22,500	\$ 83,600	\$ 106,100	\$ 456
WILBANKS RICHARD H	\$ 21,000	\$ 94,400	\$ 115,400	\$ 496
WILCOX ROGER A AND	\$ 22,500	\$ 95,700	\$ 118,200	\$ 508
WILKERSON DAVID N ETUX	\$ 22,500	\$ 97,900	\$ 120,400	\$ 518
WILLARD JOE D ETUX NANCY	\$ 24,000	\$ 104,300	\$ 128,300	\$ 552
WILLIAMS DANIEL A ETUX	\$ 21,000	\$ 96,000	\$ 117,000	\$ 503
WILLIAMS GARY D	\$ 22,500	\$ 90,400	\$ 112,900	\$ 485
WILLIAMS PETE B ETUX	\$ 21,000	\$ 71,300	\$ 92,300	\$ 397
WILLIAMS RAY A	\$ 21,000	\$ 125,300	\$ 146,300	\$ 629
WILLIAMS RONNIE C ETUX	\$ 22,500	\$ 99,500	\$ 122,000	\$ 525
WILSON KENNETH L	\$ 36,300	\$ 30,752	\$ 67,052	\$ 288
WILSON LARNEY R ETUX	\$ 22,500	\$ 81,500	\$ 104,000	\$ 447
WILSON TOMMY JEFFREY ETUX	\$ 22,500	\$ 108,100	\$ 130,600	\$ 562
WILSON WILIAM M JR	\$ 25,000	\$ 124,700	\$ 149,700	\$ 644
WINDHAM ALAN D ETUX	\$ 24,000	\$ 120,400	\$ 144,400	\$ 621
WINGATE KENNETH S ETUX	\$ 22,500	\$ 84,600	\$ 107,100	\$ 461
WISDOM EDWARD A JR ETUX	\$ 22,500	\$ 95,700	\$ 118,200	\$ 508
WITMER HAROLD ETUX	\$ 22,500	\$ 94,800	\$ 117,300	\$ 504
WOOD MARY CATHERINE	\$ 24,000	\$ 106,900	\$ 130,900	\$ 563
WOOD RICHARD L	\$ 22,500	\$ 98,400	\$ 120,900	\$ 520
WOODARD JIMMY R	\$ 22,500	\$ 115,000	\$ 137,500	\$ 591
WOODS HORACE EDWARD	\$ 19,400	\$ 13,633	\$ 33,033	\$ 142
WOODS TROY W	\$ 22,500	\$ 87,700	\$ 110,200	\$ 474
WOOTEN RICK D ETAL	\$ 22,500	\$ 89,100	\$ 111,600	\$ 480
WORLEY PAUL	\$ 50,400	\$ 93,999	\$ 144,399	\$ 621
WRIFHT RUBY K ETVIR HAROLD	\$ 21,000	\$ 105,100	\$ 126,100	\$ 542
WRIGHT CHARLES F ETUX JUDY	\$ 23,500	\$ 96,500	\$ 120,000	\$ 516
WRIGHT JAMES D	\$ 21,000	\$ 103,400	\$ 124,400	\$ 535
XAYAHAN BOUNPHENG ETUX	\$ 22,500	\$ 91,300	\$ 113,800	\$ 489
YANG PANG X	\$ 22,500	\$ 81,400	\$ 103,900	\$ 447
YEAGER LAWRENCE N	\$ 8,000	\$ -	\$ 8,000	\$ 34
YINGST KENNETH E ETUX LISA	\$ 21,000	\$ 70,000	\$ 91,000	\$ 391
YOUNG CHARLES D	\$ 21,000	\$ 89,700	\$ 110,700	\$ 476
ZACHAR GARY ALLEN ETUX	\$ 22,500	\$ 82,000	\$ 104,500	\$ 449
ZACHARY LARRY A ETUX	\$ 22,500	\$ 101,500	\$ 124,000	\$ 533
ZEIS JAMES F III ETUX	\$ 22,500	\$ 88,600	\$ 111,100	\$ 478